

# Executive Summary

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

### 1. Introduction

The City of Waco (the City) is a federal entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership. As a HUD entitlement community, the City is required to prepare an Annual Action Plan in order to implement the CDBG and HOME program that funds housing, community development and economic development within the community. The City of Waco Annual Action Plan covers the period from October 1, 2020 to September 30, 2021.

The City of Waco will receive \$1,366,582 in CDBG funds and \$715,679 in HOME funds for the 2020-2021 program year. This is the second (2nd) year to implement the high priority needs that are identified in the City of Waco's Five (5) Year Consolidated Plan (2019-2023). In this second (2nd) year, CDBG and HOME funds are allocated to Tenant Based Rental Assistance, Rehabilitation/Reconstruction Program, Public Services, Economic Development, Code Enforcement, Public Facilities and Improvements, and Program Administration. (See projects in Section 35) During the development of this plan, the City used an effective citizen participation process in compliance with the regulations set forth in 24 CFR Part 91.

The City's Community Participation Plan encourages and empowers citizens to participate in the development of viable urban programs. The City utilizes the public input received to help establish strategies and priority needs to guide the development of the Annual Plan.

Three (3) public hearings were held to solicit input from residents, developers, contractors and social service providers in Waco. Several comments were received regarding allocating 2020-2021 funding to address community needs and potential partnerships to leverage resources.

The activities and programs described in the Annual Action Plan are aligned with the Strategic Plan, as outlined in the 2019– 2023 Consolidated Plan. The Annual Plan for the 2020-2021 Program Year will place considerable emphasis on improving housing and neighborhoods and leveraging entitlement funds. In addition to the alignment to the Strategic Plan, other federal requirements will be considered to determine if a project is eligible for CDBG and HOME funding. Any project or activity must meet the one of the three (3) National Objectives to be eligible [24 CFR 570.200 (a)]: 1) Benefit low to moderate income persons, or 2) Prevent slum or blight; or 3) Meet an urgent need.

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

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

The Action Plan defines the one-year activities in relationship to the five (5) year goals and objectives of the Consolidated Plan covering fiscal years 2019-2023. The Action Plan provides a brief description of the programs and projects of the City of Waco in Fiscal Year 2020-2021, as well as funding announcements for the CDBG and HOME program. The City established four (4) priorities based on the analysis of market and community conditions, and input from Waco residents and service providers:

1. Decent Affordable Housing
2. Public Facilities and Infrastructure
3. Code Enforcement
4. Public Service
5. Economic Development

Furthermore, the City of Waco is using the three (3) main components of the HUD Outcome Performance Measurement System: Objectives, Outcomes and Indicators.

The HUD's Performance Measurement System is closely related to the objectives. The program outcome helps further refine the grantee's objective and is designed to capture the nature of the change or the expected result of the objective that a grantee seeks to achieve. The three (3) outcomes are: Availability, Affordability and Sustainability.

There are some common indicators that will be reported for nearly all program activities. The four common indicators are:

1. Amount of money leveraged from other Federal, State, Local and private sources, per activity.
2. Number of persons, households, businesses, units or beds assisted as appropriate.
3. Income levels of persons or households by 30 percent, 50 percent, 60 percent, or 80 percent of area median income.
4. Race, ethnicity, and disability rate for activities that currently report these data elements.

In accordance with the priorities identified and outlined in the City's Consolidated Plan, two (2) Tenant Based Rental Assistance, Rehabilitation/Reconstruction Program, Public Services, Economic Development, Code Enforcement, Public Facilities and Improvements, and Program Administration: (was identified for PY20 allocation. The project/programs will serve low to moderate income areas and

households within the City. The project/programs meet national goals and support ongoing efforts in the community to address the growing population.

The City will monitor the performance measures and outcomes of each project and program by utilizing internal tracking systems and HUD's Integrated Disbursement and Information System.

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

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

The City has assessed the effectiveness of its performance in the achievement of its 2019-2020 Annual Action Plan strategies, objectives, and priorities; and has concluded that the City is currently meeting its expected annual performance measures. Of importance to the health of the City, there have been programs that address the conditions of the housing stock and dilapidated homes within the City. The City has been able to promote safety and wellness through the tagging and demolishing of homes and rehabilitation and lead projects. These continued efforts should ensure that the City will be able to continue to achieve substantial progress in meeting its neighborhood revitalization goals.

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

Summary from citizen participation section of plan.

The City of Waco's goal for citizen participation is to ensure a broad participation of City residents, housing, economic and service providers in the planning and implementation of community development and housing programs. The City also seeks valuable input from citizens regarding the lack of affordable housing and homeless needs of low-income and moderate residents. Citizen Participation takes the form of advertised public hearings. The consultation and public participation process for the development of this year's Annual Action Plan consisted of three (3) public hearings. Public notice of the meetings were publicized in local newspaper in the accordance with the Community Participation Plan.

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

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

On February 24th and 25th and March 2nd 2020 at 6 PM, Housing and Code Enforcement held three (3) public hearing in efforts to obtain citizen comments regarding community needs and priorities for affordable housing prior to developing the Draft Annual Action Plan. Two additional public hearing were held on August 4th and 18th August 18th to obtain citizen comments regarding the Draft Annual Action Plan prior to the City adopting the Annual Action Plan. Below are some of the programs/projects that were mentioned during the public hearing.

#### High Priority – Tier 1

- Affordable Housing
- Owner-Occupied Housing Rehabilitation
- Homebuyer Assistance
- Energy Efficiency Improvements
- Sidewalk Improvements

#### High Priority – Tier 2

- Mental Health Services
- Senior Housing
- Housing for Persons with Disabilities
- Demolition of Blighted Structures
- Services for Special Needs

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

Although there was valuable input provided by the citizens, some of the ideas were not achievable due the City funding allocation and capacity. Some of the activities that could not be implemented were:

- Energy Efficiency Improvements
- Sidewalk Improvements
- Senior Housing
- Housing for Persons with Disabilities
- Demolition of Blighted Structures

### **7. Summary**

The Community Development Block Grant and HOME Investment Partnership grant is provided through the US Department of Housing and Urban Development (HUD) Office of Community Planning and Development. Due to its size and composition, the City of Waco is classified as an entitlement community and participating jurisdiction. This means that Tyler does not apply for the both, CBDG and HOME grant, but is awarded CDBG and HOME funds at levels based on a HUD formula involving population and demographics. In order to receive CDBG and HOME funds, the City must complete a Consolidated Plan every five (5) years and Annual Action Plan, based on the Consolidated Plan that details the uses of funds.

the City of Waco reviewed its 5-Year Consolidated Plan as well as assessed the needs of the community to identify program/activities that will be beneficial to the low to moderate communities. All citizen's input were taken into consideration when staff selected program and activities for this fiscal year. Due to funding and capacity, staff were unable to support a number of program/activities requested by the community. The City is committed to providing programs that will enrich the community and encourage affordability, accessibility, health and wellness of the population we serve.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	WACO	Housing and Code Enforcement Department
HOME Administrator	WACO	Housing and Code Enforcement Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Waco's Housing and Code Enforcement Department is responsible for preparing the Consolidated Plan. The department's Director and Compliance Manager administer both the CDBG and HOME grant.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The Housing and Economic Development 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 development of the 2020 Action Plan included many opportunities for citizen and stakeholder input. During February 2020, three public hearings were held to provide an overview of the Plan process and to take input.

The Citizen Participation Plan, posted on the City website, sets forth the Waco policies and procedures for citizen input in the grant allocation process. A public hearing will be held on August 4th & 18th 2020 to gather input on the draft 2020 - 2021 Action Plan, that will include a 30-day public comment period on the draft plan prior to public input on draft.

During the 30-day public comment period prior to the approval of the plan, 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 will be made available on the City website at <http://www.waco-texas.com/housing.asp>. A Public Hearing is held during the 30-day public comment period. 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

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

The City's 2019 - 2023 Consolidated Plan Non-Housing Objective 4 included objectives and specific strategies related to meeting the needs of homeless and populations with special needs, including efforts related to ending chronic homelessness. A major component of the City's strategy includes the continued participation in the Heart of Texas Homeless Coalition (HOTHC) and support of the various agencies and organizations that provide supportive services and emergency, transitional, and permanent housing. The City will continue with these efforts as described in the Consolidated Plan.

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.

**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.**

In 2012, the Heart of Texas Homeless Coalition (HOTH) designated the City of Waco as the Lead CoC and HMIS Agency. The City of Waco designated the CoC Homeless Program Analyst to implement the City of Waco's Ten Year Plan to End Chronic Homelessness. As a result of these designations, the CoC Homeless Program Analyst along with the HMIS Homeless Program Analyst 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 CoC Homeless Program Analyst and HMIS Homeless Program Analyst located in the Department of Housing and Community Development, there have been several successful collaborations. One hundred and twenty-three units of permanent supportive housing for the chronically homeless have been developed through scattered site housing in a multi-family Single Room occupancy (SRO). In addition, during 2017-2018, the Heart of Texas Homeless Coalition created a list of properties that will be available to participate in Rapid Re-housing projects. After obtaining a new CoC project grant from HUD for Housing Navigation, persons experiencing homelessness in the community can now access a Housing Navigator, located at Heart of Texas Region MHMR, to assist them with finding housing. The CoC Homelessness Program Analyst and the HMIS Homeless Program Analyst 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. In 2015, the CoC began implementation of Coordinated Entry System (CES), a standardized access, assessment, and referral process for housing and other services across agencies in the community. The Coordinated Entry Committee, which includes the CoC Homeless Program Analyst and the HMIS Homeless Program Analyst, use the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT), adopted by the CoC, to identify and prioritize those who are in the most need for housing. Assessments are conducted at access points within the community, then are case conferenced to determine priority of referral into local housing programs. The CoC works to identify and reduce the number of homeless families and individuals through our Coordinated Entry System, which directs homeless individuals to emergency assistance and identifies families experiencing homelessness through collaboration with the Homeless Liaisons in schools. Additionally, the CoC collaborates with local 211, a social services hotline, and a website called Act Locally Waco for electronic and printed resource materials for persons experiencing

homelessness.</div><div></div><div>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 and SSVF programs serve 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.</div>

**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**

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

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

1	<b>Agency/Group/Organization</b>	WACO HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Waco Housing Authority is contacted on an as needed basis regarding housing needs and data that has been included in this plan.
2	<b>Agency/Group/Organization</b>	Heart of Texas Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation is ongoing with the Heart of Texas Homeless Coalition through monthly meetings.
3	<b>Agency/Group/Organization</b>	Waco Housing Coalition
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation is ongoing with the Heart of Waco Housing Coalition through monthly meetings.

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

The City does not receive Federal ESG funds. In our region, all ESG funds are administered by the Texas Department of Housing and Community Affairs, with The Salvation Army being the local recipient of ESG funds. The Salvation Army consults with the CoC in determining how to utilize ESG funds within the CoC region and is consistent with the City of Waco's Consolidated Plan. The Salvation Army receives funding to operate Emergency Solution Shelters, Homelessness Prevention, and Rapid Re-Housing within the City of Waco.

The City of Waco is the Lead HMIS Agency for the CoC and applies annually for the CoC Competition HMIS Project Grant to administer HMIS in the Heart of Texas region. Policies and procedures for the operation and administration of HMIS are maintained by the HMIS Homeless Program Analyst and CoC Homeless Program Analyst and are adopted by the Heart of Texas Homeless Coalition.

**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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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**

**Narrative (optional)**

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## **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 policies and procedures in the Citizen Participation Plan assisted in the development of the 2020-2021 Annual Action Plan. The Citizen Participation Plan details procedures to follow for public hearings, plan amendments, reporting information and public accountability. In general, the stages or events include:

1. Needs Assessment Public Hearing are held three times a year to obtain citizen's views on Annual Action Plan.
1. Adoption of a Consolidated Plan, a plan is adopted every five years that assesses community characteristics and needs, identifies priorities in addressing community needs, and establishes specific objectives that the City intends to initiate or complete during the following five-year period.
1. Adoption of an Annual Action Plan

The public participation process assisted in the development and completion of the City's 2020-2021 Annual Plan which provided valuable input and citizen comments regarding the lack of affordable housing and critical public service and homeless needs of low-income and moderate-income residents. Three public hearings were held during the initial development phase. Public notice of the meetings was publicized in the local newspaper and City website in accordance with the Community Participation Plan. In accordance with HUD's initiative to increase the involvement of citizens, especially those of lower-income, in the planning and development stages of the Annual Plan, public hearings were held at local recreation centers. Meetings were held during the evening with a bi-lingual person present in order to accommodate and encourage the attendance of non-English speaking individuals, persons with disabilities, and low-income individuals. The meetings were opened with a summary outlining the need and purpose of the public meetings and the requirements for the Annual Plan. Information was provided regarding the City's past, existing and proposed programs and the availability of funding for affordable housing programs. A brief review was given regarding the draft proposed goals and objectives to be included in the 2020 Annual Plan.

The meetings were then opened to participants' comments, questions, and discussion and to receive comments on the Annual Plan processes, community needs, and eligible projects and activities. Residents who desired more specific information were invited and encouraged to contact staff after the meeting or at a later date. The public hearings were closed after all comments were received and the meetings adjourned.

The Notice of Public Hearing and Request for Citizen Input for the City of Waco 2020 - 2021 Annual Plan was published in the Waco Trib newspaper beginning July 21 – August 20, 2020. The notice provided the public with a 30-day comment period prior to the final public hearing on August 18, 2020. The final FY 2020 Annual Plan was presented at the City Council meeting held on September 1st, with the request for City Council to approve the Plan. All comments received from the public were addressed before submitting the plan to the U.S. Department of Housing and Urban Development.

**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)

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Waco receives funding for the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME). During FY 2020-2021, the City will receive \$1,366,582 in CDBG and \$715,679 in HOME Entitlement funds. The funds will be used primarily for Tenant Based Rental Assistance, Rehabilitation/Reconstruction Program, Public Services, Economic Development, Code

Enforcement, Public Facilities and Improvements, and Program Administration.

**CDBG Allocation: \$ 1,366,582**

+ \$ 97,465.87 Estimated Program Income

+ \$ 21,000.00 CDBG Reprogrammed Fund = \$ 1,485,048

**HOME Allocation: \$ 715,679**

+ \$ 48,402 Estimated Program Income

+ \$ 0 HOME Reprogrammed Fund = \$ 764,081

**Total Grant Funding including Estimated Program Income = \$ 2,249,129**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,366,582	97,466	21,000	1,485,048	0	Expected amount available includes HUD allocations plus projected program income funds and reallocated prior year funds.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	715,679	48,402	0	764,081	0	Expected amount available includes HUD allocation plus projected program income funds.
Other	public - federal	Public Services	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

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

### **matching requirements will be satisfied**

Based on prior year's information, the City's HUD grant program will leverage an estimated total of \$7,640,000 in funds from other sources. These additional resources include \$760,000 in City of Waco general funds, \$6,880,000 in private funds. CDBG funded public service programs will leverage approximately \$810,000 in other sources. The City's Down Payment Assistance Program will leverage an estimated \$900,000 in home mortgages.

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 (\$150,000), 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 (\$460,000) 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 \$1,000,000 for FY 2019-2020.

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.

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other adjustments by the City for housing development activities and under developed and low-mod areas, such as waiver of fees for water, sewer, permits, etc. Additionally consider establishment of neighborhood empowerment zones in partnership with participating entities.

Other sources of funding expected to be received within the region are HUD Housing Choice Voucher Program, Low Income Housing Tax Credit (LIHTC), Federal Home Loan Bank, State funds, private lender financing, private foundation funds, non-profit organizations, for-profit developers, and local contributors. Leveraging will also be accomplished through coordination of programs with non-profit partners and volunteer work groups who will provide labor and assistance.

- Resources by other City departments with fee waivers, reduction, waiver of permit fees, etc.

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**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.

Priority is given to projects that intend to revitalize neighborhoods and stimulate economic development within the city.

**Discussion**

N/A

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Code Enforcement	2019	2023	Non-Housing Community Development	CDBG Eligible	Provide Public Services	CDBG: \$250,000	
2	Housing Rehabilitation/Reconstruction	2019	2023	Affordable Housing	Citywide	Increase Access to Affordable Housing	CDBG: \$361,600 HOME: \$200,000	Homeowner Housing Rehabilitated: 27 Household Housing Unit
3	Tenant-based Rental Assistance	2019	2023	Affordable Housing	Citywide	Increase Access to Affordable Housing	HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
4	Administration and Planning	2019	2023	Administration and Planning	Citywide	Planning and Administration	CDBG: \$273,316 HOME: \$71,568	
5	Domestic Violence Shelter	2019	2023	Non-Housing Community Development	Citywide	Provide Public Services	CDBG: \$16,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 500 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homeless Shelter & Transitional Housing	2019	2023	Homeless	Citywide	Provide Public Services	CDBG: \$36,394	Overnight/Emergency Shelter/Transitional Housing Beds added: 295 Beds
8	Children Services	2019	2023	Non-Housing Community Development	Citywide	Provide Public Services	CDBG: \$65,050	Public service activities other than Low/Moderate Income Housing Benefit: 52 Persons Assisted
9	Housing Development/Acquisition and Rehab	2019	2023	Affordable Housing	CDBG Eligible	Increase Access to Affordable Housing	HOME: \$344,111	Homeowner Housing Added: 4 Household Housing Unit
10	Small Business Loan Fund	2019	2023	Small business loan program	CDBG Eligible	Economic Development	CDBG: \$100,000	Businesses assisted: 10 Businesses Assisted
11	Small Business Education	2019	2023	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$100,000	Businesses assisted: 10 Businesses Assisted
12	Site Development	2019	2023	Non-Housing Community Development			CDBG: \$103,222	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
13	Downpayment/closing Cost Assistance	2019	2023	Affordable Housing	Citywide	Increase Access to Affordable Housing Planning and Administration	CDBG: \$61,000	

**Table 6 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide funding for project deliver and administration costs for the identification of code violations and enforcement of codes through the inspection of substandard structures related to neighborhood revitalization in low income census tracts. This activity will assist in the inspection and monitoring of approximately 4704 Household Housing Unit.
<b>2</b>	<b>Goal Name</b>	Housing Rehabilitation/Reconstruction
	<b>Goal Description</b>	<p>Rehabilitation of existing substandard structures to address code violation issues and meet local codes and other applicable building codes as determined by funding source. This activity will assist approximately 13 homeowners (averaging \$35K) with up to \$50K in funding assistance. The funding assistance will carry a 10 or 15 year affordability lien and units must be located within the City limits.</p> <p>Rehab Delivery -Allowable costs incurred for implementing and carrying out eligible CDBG activities in addition to equipment and supplies that are necessary for successful completion of the activity. This activity will support two positions.</p> <p>Roof Repair-To assist 14 households with roof repairs for low to moderate income homeowners to preserve the housing stock within the City of Waco.</p>
<b>3</b>	<b>Goal Name</b>	Tenant-based Rental Assistance
	<b>Goal Description</b>	To assist 15 low income, disabled individuals with with rental assistance through a prioritized system to provide preference to homeless individuals and families.
<b>4</b>	<b>Goal Name</b>	Administration and Planning
	<b>Goal Description</b>	Administration of CDBG and HOME Programs and other eligible activities that benefit low-income citizens, with services provided by staff, contractors, non-profits, &/or consultants for management, planning, and capacity building activities.

5	<b>Goal Name</b>	Domestic Violence Shelter
	<b>Goal Description</b>	To assist with the cost incurred for facility maintenance and repairs located at a emergency safety shelter. This will directly affect 500 women who utilize the shelter.
7	<b>Goal Name</b>	Homeless Shelter & Transitional Housing
	<b>Goal Description</b>	To assist 295 individuals through access to safe, and supervised care with the opportunity to become self-sufficient through services such as job training, Job developing, counseling, benefit application assistance, guidance in seeking permanent housing, ect.
8	<b>Goal Name</b>	Children Services
	<b>Goal Description</b>	Talitha Koum - To assist six one-years who have experienced trauma through a therapeutic classroom based on sustaining reduced class size and child-to-teacher ratio.  Inspiracion Inc. - To assist 46 households through education by by empowering families to break the cycle of poverty by fostering parenting knowledge and skills that directly impact children's development. The program will encourage parents to achieve educational and professional goals, that will lead to financial independence, better physical health and personal growth.
9	<b>Goal Name</b>	Housing Development/Acquisition and Rehab
	<b>Goal Description</b>	New construction and, acquisition and rehab of modest and affordable dwellings for low/moderate income households. The city will acquire properties to rehabilitate and develop new construction for sale to the public through the first-time homebuyers program.
10	<b>Goal Name</b>	Small Business Loan Fund
	<b>Goal Description</b>	To assist small businesses with loans up to \$10K for working capital such as payroll, rent and equipment at a reasonable interest rate. This program will assist approximately 10 small businesses and will carry a lien and repayment.
11	<b>Goal Name</b>	Small Business Education
	<b>Goal Description</b>	To provide in-depht training covering topics important to new/current business owners including courses related to developing vialable business plans, basics of business, utilizing social media to grow business, how to ceom WMBE certified, ect.

<b>12</b>	<b>Goal Name</b>	Site Development
	<b>Goal Description</b>	Development of contiguous undeveloped lots or parcels to assist with infrastructure, including streets and drainage for a new affordable housing development.
<b>13</b>	<b>Goal Name</b>	Downpayment/closing Cost Assistance
	<b>Goal Description</b>	Downpayment Delivery-Allowable costs incurred for implementing and carrying out eligible CDBG activities in addition to equipment and supplies that are necessary for successful completion of the activity.

DRAFT

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name
1	20-21 Administration/Planning

Table 7 - Project Information

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

DRAFT

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

DRAFT

<b>1</b>	<b>Project Name</b>	20-21 Administration/Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	:
	<b>Description</b>	Administration of CDBG and HOME Programs and other eligible activities that benefit low-income citizens, with services provided by staff, contractors, non-profits, &/or consultants for management, planning, and capacity building activities.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A

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

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

Due to income eligibility criteria for the CDBG and HOME programs, a significant portion of these funds will be spent inside of Loop 340, the core of that area also being known as City Center. However, some of the programs funded are offered city-wide, therefore funds may be expended in all areas of the City, as low income residents reside in all areas.

The City will offer two programs that are available city-wide to low-mod income eligible families. Both the Roof Repair Program and Rehabilitation/Reconstruction Program will be offered city-wide, however in order to receive assistance under these programs the homeowner must be low-mod income qualified.

The remainder of the activities pursued under this Action Plan will be located in low-mod areas. Three CHDOS will be developing within various low-mod income neighborhoods within the city of Waco. Federal funds will be used to address Code Enforcement issues in CDBG areas and will provide homeowners with options to remedy code violations. These two programs together will be a coordinated effort to improve these neighborhoods.

The City does not use HUD grant program funds in specific target areas.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	
CDBG Eligible	

**Table 8 - Geographic Distribution**

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

Based on the information gained during the development of the Consolidated Plan, the City will make the HOME Program funds available for affordable housing activities located a proposed development area in the low-mod census tract This also includes distributing the funding to one low-income, elderly, and special need household with a reconstruction.

The City of Waco estimates that 70-90% of the funds will be dedicated to projects in the target areas

and will be used to assist a large number of low to moderate income residents.

Target Area: Low to Moderate (LMI) Areas

Percentage of Funds: 70-90%

## **Discussion**

## Affordable Housing

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

#### Introduction

The City maintains a strong commitment to preserving and maintaining the existing supply of affordable housing, as well as increasing the availability of affordable housing opportunities through facilitating and funding new construction efforts. HOME funds specifically target housing activities for low-income persons and families with assistance being provided for homebuyers, homeowners, and fund infrastructure that allow for the new development of infill housing. . CDBG funds are also made available to provide direct assistance with homebuyer and rehabilitation.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	795
Non-Homeless	14
Special-Needs	0
Total	809

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	15
The Production of New Units	2
Rehab of Existing Units	0
Acquisition of Existing Units	2
Total	19

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

#### Discussion

These numbers include 2 new construction projects, and 2 acquisition and rehab.

Homeownership is a priority for the City of Waco, through partnerships with CHDOs, the City’s Down Payment Assistance program, as well as Individual Development Accounts (IDA), the City will assist at least 13 households to become homeowners. As part of the City’s commitment to homeownership, the City will improve the housing stock in the City of Waco by completing 14 roof repairs.

The City is committed to assisting persons who are homeless or at risk of being homeless through funding services that provide emergency shelter, transitional housing, TBRA, or housing in a facility that

will receive federal funds for repairs.

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

### **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 2,454 housing assistance vouchers:

The public housing units consist of Estella Maxey apartments (364 apartments), the Kate Ross apartments (288 apartments), and the South Terrace apartments (250 apartments) which were built between 1941 and 1974.

A snapshot of the program demographics indicates a total of 978 Households, with 85.5% black; .2% American Indian; 12% white; and 2.3% nonwhite Hispanic. There were approximately 125 households on the waiting list, with a waiting period of approximately two to three years. Due to the limited number of vouchers and the large number of applicants on the waiting list, the City's waiting list has remained temporarily closed since December 2014.

Although CDBG or HOME funds will not be expended for Public Housing activities during PY 2020, 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 60 homeless veterans. This program continues to be one of Waco's most successful housing programs for veterans.

### **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. The City has also offered support for WHA's Choice Neighborhood Grant application and will provide referrals to WHA on the Section 811

Voucher Program.

Lastly, Waco Housing Authority plans to continue to partner with the City of Waco for down payment and closing cost assistance to assist WHA participants into homeownership.

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

### **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.

### **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.

### **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](http://www.wacopha.org)

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

### **Introduction**

**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**

Beginning in 2012, the Heart of Texas Homeless Coalition (HOTHC), the TX-604 Continuum of Care, designated the City of Waco as the CoC and HMIS Lead Agency. The City of Waco designated the CoC and HMIS Homeless Program Analysts as the staff positions to coordinate with HOTHC in the planning and evaluation of the local homeless crisis response system. These planning efforts have been guided by HUD, the United States Interagency Council on Homelessness (USICH), the Texas Interagency Council on Homelessness, and the National Alliance to End Homelessness.

With the addition of the Homeless Program Analysts to the City of Waco's Housing and Code Enforcement Department, there have been several successful collaborations with the CoC. The City created a Ten-Year Plan for Ending Chronic Homelessness, in 2005, in collaboration with HOTHC. Since 2005, the number of chronic homeless has reduced by two-thirds and 134 units of permanent supportive housing have been created within the CoC by the VA, the Heart of Texas Region MHMR, and the Family Abuse Center to provide permanent supportive housing for chronically homeless individuals and families. The Homeless Program Analysts collaborate with the Projects for Assistance in Transition from Homelessness (PATH) Team, a multidisciplinary team of street outreach workers from the local mental health authority, the Heart of Texas Region MHMR, to connect those found in homeless encampments and places not meant for human habitation with supportive services, referrals, and Coordinated Entry assessment.

In 2015, the CoC began implementation of Coordinated Entry, a standardized access, assessment, and referral process for homeless housing assistance. The Heart to Home Coordinated Entry System works to identify and reduce the number of homeless individuals and families by connecting participants with mainstream resources, homelessness prevention services, emergency shelter, and permanent housing solutions. The Coordinated Entry Committee, which includes the CoC and HMIS Homeless Program Analysts, leads the community in planning and implementing this process to identify and prioritize those who are most in need for housing resources. Participants are assessed at access points, added onto the community Prioritization List, and then are case conferenced by CoC-partner agencies to determine priority of referral and eligibility into housing programs. Two CoC grants were obtained from HUD to fund this work, including the addition of a Coordinated Entry Administrator position, tasked with leading

the day-to-day implementation of Heart to Home.

In collaboration with the local Veterans Affairs Medical Center Health Care for Homeless Veterans staff and other agencies who serve Veterans, the CoC is meeting USICH benchmarks for ending Veteran homelessness and tracks homeless Veterans on a by-name list in coordination with Heart to Home for case conferencing and connection to housing and other resources. Veterans and their families are being moved out of homelessness and into permanent housing through the VA's HUD-VASH voucher program, which provides permanent supportive housing, and Endeavor's SSVF grant program, which provides rapid rehousing, supportive services, and homelessness prevention to low-income Veteran families.

The City of Waco continues to develop collaborations with the Continuum of Care, via the work of the CoC and HMIS Homeless Program Analysts, to develop cross-community partnerships with the focus of making homelessness brief, rare, and non-recurring. This work is centered on ensuring that equal opportunities are made available for all to live in quality housing, fostering community awareness of the issues of homelessness, and supporting a coordinated network of services for all homeless individuals and families in the region.

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

The CoC and HMIS Homeless Program Analysts are working with CoC community partners such as the VA and Endeavors (the SSVF provider in the region) to meet benchmarks demonstrating an end to Veteran homelessness, and aims to have benchmarks demonstrating an end to Veteran homelessness, and aims to have benchmarks met in the next year to submit to the United States Interagency Council on Homelessness that the CoC has ended Veteran homelessness in the City of Waco. Additionally, the CoC and HMIS Homeless Program Analysts have begun the process of evaluating the existing Coordinated Entry System and improving its performance with the goal of having a well-functioning CE System in place by the end of the year. This improvement will allow for more effective referral and placement of persons experiencing homelessness into housing program openings in the community. In PY 2019, CDBG and City General Funds will 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 2020-2020 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.

**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) Tenant Based Rental Assistance (TBRA) program during the 2020-21 program year with carry over HOME funds providing approximately \$100,000 in rental assistance. Through Public Service dollars, CDBG funds will provide \$16,000 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

**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.**

In PY 2020, the City will fund MHMR TBRA for 15 low income households with low to no barriers for those with many forms of mental health symptoms, disabilities or special needs including domestic violence.

## **Discussion**

City of Waco, CDBG and HOME funding are utilized for homeless programs 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, CoC, Permanent Supportive Housing, 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 2020, the City will use \$36,394 in CDBG funds at My Brother's Keeper (MBK) directly for housing

homeless and formerly homeless individuals and families. Family Abuse Center will use \$16,000 for shelter operations.

For more information about the Continuum of Care 2017-2018 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)**

### **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 has 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 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. City staff is working with Waco Transit to review routes in order to maximize access to areas of residential housing and job centers.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As stated above, a review of land use controls, local building codes, zoning, or fees and charges did not reveal any 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:

- Provide incentives for infill development and demolition projects that result in single family housing for homestead purposes
- 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 to low-mod buyers
- 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.

**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-ExecutiveSummary.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. During this action plan year, the City will begin planning for the Assessment for Fair Housing (AFH).

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City currently provides a variety of services to the residents of Waco, some funded by CDBG and HOME funds, with private, State, and City funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the City or under consideration for the future.

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

The primary impediment to the City's ability to meet underserved needs is the limited amount of funding to address identified priorities. The City will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs.

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

The City's housing strategies will continue to be informed by the increasing mismatch between incomes and housing costs, the shortage of affordable housing, and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

### **Actions planned to reduce lead-based paint hazards**

The City of Waco was recently awarded a \$3.8 million HUD Lead-Based Paint Hazard Reduction Program grant. The grant is expected to be enough to pay for 265 low income Waco families to fix lead problems in their homes.

### **Actions planned to reduce the number of poverty-level families**

The City will continue to collaborate with human service, social service, and economic development agencies and organizations to facilitate their efforts and maximize their resources to provide quality services to low-income residents to help them improve their incomes. This includes ongoing efforts in conjunction with the CoC and HMIS Homeless Program Analysts working with CoC community partners such as the VA and Endeavors (the SSVF provider in the region) to meet benchmarks demonstrating an end to homelessness. Comprehensive programs such as Inspiracion Parent Child Education serves Waco's neediest families with a comprehensive program focused on school readiness, parent engagement, family literacy for parents and early brain development for children in the critical birth to four year range.

### **Actions planned to develop institutional structure**

The Housing and Code Enforcement Department 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 Community 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 while complying with all HUD regulations. Lastly, the Housing and Community 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 compliance with the City's and HUD regulation.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue to coordinate planning activities with private housing and social service agencies, including serving as the HMIS Lead Agency Continuum of Care and Coordinated Entry System (CES) link, and enumeration of point-in-time and homeless surveys.

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

#### HOME Investment Partnership Program (HOME)

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
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 Provision - The City of Waco homebuyers that receive HOME assistance in the form of direct down payment, closing cost, and/or principal buydown 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 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. Assistance may be provided in the form of 0.00% interest loan that may be repaid or deferred forgivable which is secured by a Real Estate Lien Note and Deed Restriction or Land Covenant recorded in McLennan County. The actual period of affordability will be based on the total amount of the direct HOME assistance provided as stated below.

- The City of Waco's Recapture Provision goes into effect if:
- The home is sold, enters a short sale, or foreclosed during the period of affordability.
- The loan, whether deferred or not, the borrower must repay the City any net sale proceeds available up to the amount to the principal due.

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 borrower.

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

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

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 or resale 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 multi-family housing.

