

Executive Summary

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

1. Introduction

The City of Waco receives Federal grant funds from the U.S. Department of Housing and Urban Development (HUD) to serve extremely low, low, and moderate income persons annually. This Action Plan covers the period of October 1, 2018 through September 30, 2019, which is the fifth and final 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 established in the Five-Year Con Plan.

In order to meet its goals, the City will utilize \$1,328,757 in Community Development Block Grant (CDBG) funds and \$692,888 of HOME Investment Partnerships Program (HOME) funds. The CDBG and HOME funds will assist the City in continuing its efforts towards improving the quality of life and preserving and increasing the stock of affordable housing units in the City of Waco.

The City must use the CDBG and HOME funds in pursuit of attaining the following National Objectives.

- Decent Housing
- Suitable Living Environment
- Expand Economic Opportunity

Activities to attain the National Objectives that the City will pursue are contained in the PY 2018-2019

Annual Action Plan is summarized below:

- Development and rehabilitation of Affordable Housing, Single-Family and increasing home ownership
- Public facility improvements at neighborhood and community parks
- Public Services such as Children's services, Job Training, Homeless and Shelter services and Substance Abuse treatment services.

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.

Decent Housing:

The housing needs in Waco are significant due to the lack of affordable units.

In PY 2018, the City will provide:

- Housing rehabilitation up to 35 housing units through a roof repair program and up to 15 housing units through a home repair program
- Down Payment / Closing Cost assistance to 10 homebuyers
- Individual Development Account (IDA) assistance up to 10 homebuyers as well as administration assistance in housing counseling to up to 10 families that will receive IDAs, affording them the opportunity to purchase a home
- 4 new single-family homes for owner occupied home ownership

Suitable Living Environment:

In order to improve the quality of life for its citizens, the City will provide assistance to:

- Public service agencies that will be funded will serve 400 domestic violence victims, 410 persons in homeless shelters, 6 children, 72 families with childhood and adult education, and 150 substance abuse personsCode Enforcement to inspect 24,500 housing units and provide homeowners education on programs that will assist them with home repairs.

Economic Opportunity:

To improve Economic Opportunities the City will utilize CDBG funding to provide assistance to:

- Job training and employment opportunities to 60 low to moderate income persons.

3. Evaluation of past performance

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

The City of Waco has met most of its programmatic goals over the past three years.

Below is report of the City's performance using grant funds from HUD during Program Year 2016-17, the third year of the 5-year (2014-18) Consolidated Plan cycle. Please refer to the City's 2016-2017 Consolidated Annual Performance and Evaluation Report (CAPER) for additional information.

- The reconstruction of 5 owner-occupied homes were completed,
- 13,180 inspections were performed by code-compliance,
- Job training for 26 adult and 24 youth unemployed persons,
- Childcare or summer enrichment classes for 60 youth,
- Transitional or emergency housing for 1,238 homeless persons,
- Down payment assistance for 7 new homeowners,
- Individual Development Account (IDA) assistance was provided to 6 individuals,
- Provided rental assistance for 11 families,
- Park improvements at Seley Park were completed and improvements at Kendrick Park and East Waco were underway, and
- Playground equipment completed at Oscar DuConge, East Waco, Kendrick Park, and Gurley Park

The City's performance, as stated above, met its annual goals set forth in its Consolidated Plan.

For Program Year 2016-2017, the City expended 95.4% 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.

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

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

During Program Year 2017, in preparation for the Annual Action Plan, the City involved residents and stakeholders to the greatest extent possible.

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/>

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 2018-19 Action Plan.

The initial public hearing on the Annual Action Plan was held on June 19, 2018 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. The City receives input from the Waco Housing Coalition and the Heart of Texas Homeless Coalition 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.

Between March 1, 2018 and April 2, 2018, 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 on the June 19, 2018. City Council Budget Audit committee reviewed funding recommendations on May 29, 2018. A second public hearing will be held July 17, 2018 (during the 30 day comment period), and a third public hearing was held August 7, 2018, on which date the City Council will approved the final plan, in accordance with the City's approved Citizen Participation Plan. All public comments received were considered by the City and incorporated into this 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.

The City considers and accepts public comments received during the public comment period held from June 25, 2018 through July 27, 2018. The Public Notices of the public hearings were published in English and in Spanish in the non-legal section of the Waco Tribune Herald, El Tiempo newspaper, posted on the City's website, at the City libraries, and the City's bulletin boards.

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

The City of Waco Housing and Economic Development Services considered and accepted all comments received.

7. Summary

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 Economic Development Services	
HOME Administrator	WACO	Housing and Economic Development Services	

Table 1 – Responsible Agencies

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 City of Waco Finance Department.

Consolidated Plan Public Contact Information

Director, Housing & Economic Development, City of Waco

300 Austin Ave., P.O. Box 2570, Waco, TX 76702

Phone: 254-750-5656 Website: <http://www.waco-texas.com/housing>

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 Citizen Participation Plan, posted on the City website, sets forth the Waco policies and procedures for citizen input in the grant allocation process. During a 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 is 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 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.

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))

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 (HOTHHC) designated the City of Waco as the lead agency. The City of Waco designated the Homeless Program Analyst to implement the city of Waco's Ten Year Plan to End Chronic Homelessness. As a result of these designations, the Homeless Program Analyst 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 Program Analyst 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 2017-2018, the Heart of Texas Homeless Coalition created 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 Program Analyst 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.

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.

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.

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	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	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 Homelessness Needs - Veterans Homelessness 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.
3	Agency/Group/Organization	Waco Housing Coalition
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need 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 Heart of Waco Housing Coalition through monthly meetings.

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

The City makes every effort to consult all agency types.

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

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Citizen Participation 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	Newspaper Ad	Non-targeted/broad community	Ad notifying the public of the Application Period in the Waco Tribune Herald newspaper on Feb. 15, 2018. The Application Period was March 1, 2018 to April 2, 2018.	NA	NA	wacotrib.com
2	Newspaper Ad	Non-targeted/broad community	Ad was published notifying public of public hearing of Draft Annual Action Plan published in the Waco Tribune Herald newspaper on June 5, 2018.			wacotrib.com

Table 4 – Citizen Participation Outreach

Expected Resources

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

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 2018-2019 are:

CDBG Allocation: \$ 1,328,757

+ \$ 50,000 Estimated Program Income

+ \$ 0 CDBG Reprogrammed Fund = \$ 1,378,757

HOME Allocation: \$ 692,888

+ \$ 75,000 Estimated Program Income

+ \$ 0 HOME Reprogrammed Fund = \$ 767,888

Total Grant Funding including Estimated Program Income = \$ 2,146,645

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.

Anticipated Resources

Program	Source of	Uses of Funds	Expected Amount Available Year 1	Expected	Narrative Description
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	Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,328,757	50,000	0	1,378,757	1,300,000	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	692,888	75,000	0	767,888	690,000	Expected amount available includes HUD allocation plus projected program income funds.

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 2017-18.

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.

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.

Discussion

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	2014	2018	Non-Housing Community Development		Code enforcement	CDBG: \$320,000	Housing Code Enforcement/Foreclosed Property Care: 24500 Household Housing Unit
2	Park Improvements	2014	2018	Non-Housing Community Development		Public parks	CDBG: \$0	
3	Housing Rehabilitation/Reconstruction	2014	2018	Affordable Housing			CDBG: \$440,052 HOME: \$223,599	Homeowner Housing Rehabilitated: 45 Household Housing Unit
4	HMIS	2014	2018	Homeless		Services to the homeless	CDBG: \$11,030	Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted
5	Domestic Violence Shelter	2014	2018	Non-Housing Community Development		Homeless facilities Services to victims of domestic violence	CDBG: \$16,000	Homeless Person Overnight Shelter: 410 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Children services	2014	2018	Non-Housing Community Development		Youth services	CDBG: \$88,886	Public service activities other than Low/Moderate Income Housing Benefit: 78 Persons Assisted
7	Homeless Shelter & Transitional Housing	2014	2018	Homeless		Services to the homeless	CDBG: \$39,088	Homeless Person Overnight Shelter: 410 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 78 Beds
8	Substance Abuse	2014	2018	Non-Homeless Special Needs		Services to non-elderly special populations	CDBG: \$27,850	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
9	Adult and Youth Education & Job Training	2014	2018	Non-Housing Community Development		Employment training/placement	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
10	Downpayment/closing cost assistance	2014	2018	Affordable Housing		Downpayment assistance	CDBG: \$10,000	Direct Financial Assistance to Homebuyers: 13 Households Assisted
11	CHDO Activities	2014	2018	Affordable Housing		New construction of affordable owner occupied hous	HOME: \$400,000	Homeowner Housing Added: 4 Household Housing Unit
12	Tenant-based Rental Assistance	2014	2018	Affordable Housing		Tenant-based rental assistance		

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Code Enforcement
	Goal Description	Support part of the salaries of City Code Enforcement officers for the time working in CDBG Target Areas.
2	Goal Name	Park Improvements
	Goal Description	Provide funds for improvements to existing City parks. Funding will not be allocated during this year to allow completion of current projects.
3	Goal Name	Housing Rehabilitation/Reconstruction
	Goal Description	Owner-occupied rehabilitation, including a roof repair program, a home repair program and one owner occupied rehabilitation/reconstruction utilizing prior year's funds, will be conducted under this goal.
4	Goal Name	HMIS
	Goal Description	Provide funding for the maintenance and management of the Homeless Management Information System.
5	Goal Name	Domestic Violence Shelter
	Goal Description	Provide operating expenses for Family Abuse Center.
6	Goal Name	Children services
	Goal Description	Two projects will address children services, Cross Ties Ministries Talitha Koum pre-school and Inspiracion Parent/Child Education.
7	Goal Name	Homeless Shelter & Transitional Housing
	Goal Description	Fund shelter operating expenses for Mission Waco for My Brother's Keeper.

8	Goal Name	Substance Abuse
	Goal Description	Fund Cenikor for Substance Abuse program.
9	Goal Name	Adult and Youth Education & Job Training
	Goal Description	Fund Skillpoint for job skills program.
10	Goal Name	Downpayment/closing cost assistance
	Goal Description	The funds will be used to assist new low income homeowners with Down Payment Closing Cost assistance. This includes up to \$25,000 City of Waco Down Payment Assistance program and the Individual Down Payment Assistance program. Previous years HOME funding will be used in support of this activity as well.
11	Goal Name	CHDO Activities
	Goal Description	Provide new construction of affordable housing units for owner-occupied through funding of Habitat for Humanity Waco, Waco CDC and NeighborWorks Waco.
12	Goal Name	Tenant-based Rental Assistance
	Goal Description	Provide rental subsidies to homeless persons or persons who are at risk of homelessness. Funds from prior years will be used to provide assistance.

Projects

AP-35 Projects – 91.220(d)

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 8 public services through 7 agencies, a roof repair and home repair program for low and moderate income homeowners, home buyer activities through its individual development account assistance and down payment and closing assistance programs, and development of quality affordable housing single family owner occupied housing.

Projects

#	Project Name
1	18-19 CDBG CoW Program Administration
2	18-19 CDBG CoW Code Enforcement
3	18-19 CDBG CoW Down Payment Delivery
4	18-19 CDBG CoW Rehab & TBRA Delivery
5	18-19 CDBG Waco CDC Roof Repair Program
6	18-19 CDBG Waco CDC Individual Development Account Assistance
7	18-19 CDBG CoW Housing Rehabilitation/Reconstruction
8	18-19 CDBG PSA CoW Homeless Management Information System
9	18-19 CDBG PSA Family Abuse Center
10	18-19 CDBG PSA Talitha Koum
11	18-19 CDBG PSA Inspiracion Parent Child Education
12	18-19 CDBG PSA YMCA Summer Learning Program
13	18-19 CDBG PSA Mission Waco My Brother's Keeper
14	18-19 CDBG PSA Cenikor
15	18-19 CDBG PSA Skillpoint Alliance Job Training
16	18-19 HOME CoW Administration
17	18-19 HOME CoW Rehabilitation/Reconstruction
18	18-19 HOME Development CHDO - Waco CDC
19	18-19 HOME Development CHDO - Habitat for Humanity
20	18-19 HOME Development CHDO - Neighborworks

Table 7 - Project Information

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 Project Summary
Project Summary Information

1	Project Name	18-19 CDBG CoW Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$265,751
	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	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	300 Austin Ave., Waco, TX 76702
	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	18-19 CDBG CoW Code Enforcement
	Target Area	
	Goals Supported	Code Enforcement
	Needs Addressed	Code enforcement
	Funding	CDBG: \$320,000
	Description	Provide funds for Code Enforcement officers serving the CDBG Target Areas investigating 24,500 properties for Code violations. The Code officers will refer these households to agencies that can provide repair assistance.
	Target Date	9/30/2019
	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 24,500 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	18-19 CDBG CoW Down Payment Delivery
	Target Area	
	Goals Supported	Downpayment/closing cost assistance
	Needs Addressed	Downpayment assistance
	Funding	CDBG: \$61,000
	Description	Direct delivery budget that provides housing services for low to moderate income individuals receiving down payment assistance to purchase a home.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	13 Low and Moderate income households purchasing their first homes.
	Location Description	300 Austin Ave., Waco, TX 76702
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	18-19 CDBG CoW Rehab & TBRA Delivery
	Target Area	
	Goals Supported	Housing Rehabilitation/Reconstruction Tenant-based Rental Assistance
	Needs Addressed	Owner Occupied Housing Rehabilitation Tenant-based rental assistance
	Funding	CDBG: \$45,100
	Description	Direct delivery budget that provides inspections for Rehabilitation and Tenant Based Rental Assistance properties.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	25 Low and Moderate income renters and 15 Home Owners for a total of 40.
	Location Description	300 Austin Ave., Waco, TX 76702
	Planned Activities	The City will use these CDBG funds to pay the salaries and benefits of staff to inspect the properties.
5	Project Name	18-19 CDBG Waco CDC Roof Repair Program
	Target Area	
	Goals Supported	Housing Rehabilitation/Reconstruction
	Needs Addressed	Owner Occupied Housing Rehabilitation
	Funding	CDBG: \$180,000
	Description	The City will provide CDBG funds to Waco CDC to provide roof repairs. The program will support approximately 32 housing units. The funds will also provide pay for the Waco CDC's administrative Costs of administering the program.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 32 housing units will benefit from the proposed activities.
	Location Description	City Wide
	Planned Activities	The CDBG funding of \$180,000 will pay for the labor and supplies for roof repairs. In addition, funds will be spent to administer the program, including inspecting the roof repairs.
6	Project Name	18-19 CDBG Waco CDC Individual Development Account Assistance
	Target Area	
	Goals Supported	Downpayment/closing cost assistance
	Needs Addressed	Downpayment assistance
	Funding	CDBG: \$10,000

	Description	The CDBG funds will be used as administrative costs for the IDA match program funded through carryover funds from prior years. Prior year 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 for every \$1 saved by the household up to a maximum grant of \$2,000. The \$10,000 in 2018-19 funds will be used to administer the program as well as to provide housing counseling. This includes program delivery costs.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	13 households
	Location Description	City Wide
	Planned Activities	Waco CDC will use prior year CDBG funds as match for 13 IDA accounts and \$10,000 will be used by Waco CDC to administer the program.
7	Project Name	18-19 CDBG CoW Housing Rehabilitation/Reconstruction
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$260,052
	Description	CDBG funds to be used to provide a minor home repair program to low-mod income households.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 low-mod income households.
	Location Description	City Wide.
	Planned Activities	CDBG funds to be used to provide a minor home repair program to low-mod income households.
8	Project Name	18-19 CDBG PSA CoW Homeless Management Information System
	Target Area	

	Goals Supported	HMIS
	Needs Addressed	Services to the homeless
	Funding	CDBG: \$11,030
	Description	The City will use CDBG funds to support the HMIS reporting system to report outcomes for homelessness projects. This will include the collecting and managing the information in HMIS database system. 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	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1,400 low to mod income individuals
	Location Description	City Wide.
	Planned Activities	CDBG funds to pay for the collecting and managing of information in the HMIS database system.
9	Project Name	18-19 CDBG PSA Family Abuse Center
	Target Area	
	Goals Supported	Domestic Violence Shelter
	Needs Addressed	Homeless facilities Services to victims of domestic violence
	Funding	CDBG: \$16,000
	Description	The Family Abuse Center provides safe/secure emergency shelter for more than 400 victims of domestic violence each year.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 400 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.
10	Project Name	18-19 CDBG PSA Talitha Koum
	Target Area	
	Goals Supported	Children services
	Needs Addressed	Youth services
	Funding	CDBG: \$35,050
	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 provided free of charge to the family.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	6 children from income eligible families.
	Location Description	1311 Clay Ave., Waco, TX 76706
	Planned Activities	Provides a therapeutic mental health center for young children.
11	Project Name	18-19 CDBG PSA Inspiracion Parent Child Education
	Target Area	
	Goals Supported	Children services
	Needs Addressed	Youth services
	Funding	CDBG: \$30,000
	Description	Inspiracion provides parent and early childhood education to low-income families. Inspiracion 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.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	40 families will benefit from these activities.
	Location Description	3637 Alta Vista Dr., Waco, TX 76706
	Planned Activities	Provides parent and early childhood education for low-income families.
12	Project Name	18-19 CDBG PSA YMCA Summer Learning Program
	Target Area	
	Goals Supported	Children services
	Needs Addressed	Youth services
	Funding	CDBG: \$23,836
	Description	Funds will support a full day 6 week program to improve educational readiness, engagement, and improve the achievement gap when school is out.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	32 low to moderate income youth
	Location Description	3637 Alta Vista Dr., Waco, TX 76706
	Planned Activities	Activities include Guided Reading, Writing, Self-Selected Reading, and Working with Words. Enrichment activities, such as swim lessons, are completed during this time as well.
13	Project Name	18-19 CDBG PSA Mission Waco My Brother's Keeper
	Target Area	
	Goals Supported	Homeless Shelter & Transitional Housing
	Needs Addressed	Services to the homeless
	Funding	:
	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	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	445 persons
	Location Description	1217 Mary St., Waco, TX 76701
	Planned Activities	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.
14	Project Name	18-19 CDBG PSA Cenikor
	Target Area	
	Goals Supported	Homeless Shelter & Transitional Housing
	Needs Addressed	Services to non-elderly special populations
	Funding	CDBG: \$27,850
	Description	Cenikor 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	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	150 persons
	Location Description	3015 Herring Ave, Waco, TX 76708
	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.
15	Project Name	18-19 CDBG PSA Skillpoint Alliance Job Training
	Target Area	
	Goals Supported	Adult and Youth Education & Job Training

	Needs Addressed	Employment training/placement
	Funding	CDBG: \$20,000
	Description	Skillpoint'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.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 low mod clients.
	Location Description	817 Colcord Ave., Building 3 Waco, TX 76710
	Planned Activities	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. Program services will be provided to approximately 60 income eligible adults.
16	Project Name	18-19 HOME CoW Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$69,289
	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	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	City Wide
	Location Description	300 Austin Ave., Waco, TX 76702
	Planned Activities	Provide administration, management and monitoring for the HOME program.

17	Project Name	18-19 HOME CoW Rehabilitation/Reconstruction
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$223,599
	Description	Funds to be used to cover the costs for a home repair program to low-mod income households.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	5 low-mod households
	Location Description	City Wide
	Planned Activities	HOME funds to be used to cover costs for home repair program to low-mod income households.
18	Project Name	18-19 HOME Development CHDO - Waco CDC
	Target Area	
	Goals Supported	CHDO Activities
	Needs Addressed	New construction of affordable owner occupied hous
	Funding	HOME: \$200,000
	Description	Provide CHDO funds for the construction of 2 affordable housing units for low-income owner-occupancy.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	2 low-mod income households will benefit
	Location Description	City Wide (Addresses to be determined.)
	Planned Activities	Provide CHDO funds for the construction of 2 affordable housing units for owner-occupancy.
19	Project Name	18-19 HOME Development CHDO - Habitat for Humanity

	Target Area	
	Goals Supported	CHDO Activities
	Needs Addressed	New construction of affordable owner occupied hous
	Funding	HOME: \$100,000
	Description	Provide CHDO funds for the construction of 1 affordable housing unit for low-income owner-occupancy.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 1 low-income household will benefit.
	Location Description	City Wide. (Address to be determined)
	Planned Activities	Activities will include the construction of 1 new home by Waco Habitat for Humanity.
20	Project Name	18-19 HOME Development CHDO - Neighborworks
	Target Area	
	Goals Supported	CHDO Activities
	Needs Addressed	New construction of affordable owner occupied hous
	Funding	HOME: \$100,000
	Description	Provide CHDO funds for the construction of 1 affordable housing unit for owner-occupancy.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1 low-mod household will benefit.
	Location Description	City Wide (Address to be determined.)
	Planned Activities	Activities will include the construction of 1 new home by NeighborWorks.

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

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Most CDBG activities in this Action Plan are allocated to specific geographic areas 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.

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 is provided on a city-wide basis.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

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 2018-2019 Program Year, these priorities will be addressed through the following activities:

- Homebuyer Assistance for 13 homebuyers through IDA
- New Construction of 4 new single-family homes for sale to low and moderate income homebuyers
- Roof repairs to 32 low and moderate income home owners
- Home repairs to 15 low and moderate income home owners
- Emergency Shelter to 410 homeless persons
- Housing for persons receiving substance abuse treatment 150 persons
- Domestic Violence assistance to 400 persons.

Based on prior year's information, these types of housing assistance are projected to fall into the following HUD defined income categories (based on prior experience with these programs):

- 1,232 extremely low-income (Up to 30% of Area Median Income)
- 210 very low income (30.1% to 50% of Area Median Income)
- 57 low income (Up to 80% of Area Median Income)
- 22 moderate income (95% of Area Median Income)

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	51
Special-Needs	25
Total	76

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	4
Rehab of Existing Units	47
Acquisition of Existing Units	0
Total	76

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

Discussion

Because 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 32 roof repairs and 15 Home 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:

- 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).
- 2,454 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.

While no CDBG or HOME funds will be expended for Public Housing activities during PY 2018, 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

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

Introduction

During the 2017 Point-In-Time (PIT) count held by the Heart of Texas Homeless Coalition, the number of homeless remained relatively the same at a decrease of 17%. The number of chronically homeless persons also was relatively constant at an increase of 4%. 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 the 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 Housing Choice Vouchers (HCVs) to homeless veterans and, in conjunction with the VA receives HUD-VASH funds.

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

In PY 2018, CDBG and City General Funds 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 2018-19 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City addresses emergency shelter and transitional housing needs through CDBG PY 2018 funding. Family Abuse Center is an emergency shelter assisting approximately 400 victims of domestic violence. Mission Waco provides shelter support to approximately 410 unduplicated shelter residents. 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.

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 2018-19 program year with carry over HOME funds providing approximately \$300,000 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 2018, the City will fund Skillpoint Alliance Job Skills Program \$20,000 in CDBG funds to train and advocate for 60 low- and extremely low-income clients. MHMR TBRA for 25 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 \$27,850 will be provided to Cenikor behavioral health services with a focus on Mental Health/Substance Use disorders in the City of Waco.

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, 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 2018, the City will use \$23,088 in CDBG funds at My Brother's Keeper (MBK) directly for housing homeless and formerly homeless individuals and families.

Skillpoint Alliance Job Skills Program; \$20,000 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 \$27,850 will be allocated to behavioral health services with a focus on Mental Health/Substance Use disorders in the City of Waco. And, \$11,030 will be allocated to support the management of HMIS.

In PY 2018 the city will use \$300,000 in HOME carry over funds to provide Tenant Based Rental Assistance to MHMR.

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:

- 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
- 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:

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.

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 its large needs, in order to assist more residents, the City will continue to seek partnerships with social service agencies, business, foundations and housing developers in order to leverage private funds.
- Physical Inaccessibility. The City will increase 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 a self-evaluation. Lastly, after training, the City will begin conducting follow-up monitoring to ensure that Section 504 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.

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 quality affordable housing in Waco. In addition, City staff will research incentive policies from other cities that encourage mixed income developments and home preservation to be presented to the City Council for consideration.

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 lead exposure in children in order to submit a grant application to receive funds to abate lead in pre-1978 households with children utilizing the city's CDBG and HOME funded housing programs.

Actions planned to reduce the number of poverty-level families

- Support and collaborate with Prosper Waco, a collective impact initiative to reduce 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 measurable results by 2020, if not sooner.
- 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 Robert Wood Johnson Foundation (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.

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 while complying with all HUD regulations. Lastly, 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 compliance with the City's and HUD regulation

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. The city plans to hold an annual meeting with all of its subrecipients, public service providers and housing developers to enhance coordination efforts.

Discussion:

Refer to section AP-10 Consultation for additional information.

Program Specific Requirements

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

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 2018 - 2019 was March 1, 2018 – April 2, 2018.

This RFP is made public and is available for beneficiary households to review and to obtain detailed information through the City of Waco Housing and Economic Development Services Department website located at <http://www.waco-texas.com/housing.asp>

Hard copies are also distributed to the City Secretary's office located at Waco City Hall, First Floor, 300 Austin Avenue, Waco, Texas 76702, the Housing and Economic Development Services Department located at Waco City Hall, Basement, 300 Austin Avenue, Waco, Texas 76701 and four City of Waco Public library locations located at:

- Central Library, 1717 Austin Avenue, Waco, Texas 76701,
- East Waco Library, 901 Elm Avenue, Waco, Texas 76704,
- South Waco Library, 2737 S. 18th Street, Waco, Texas 76706 and
- West Waco Library, 5301 Bosque Blvd. Suite 275, Waco, Texas 76710

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 2018-2019 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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

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

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

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 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 Economic 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:

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.

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: 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; Tenant Based Rental Assistance (TBRA), 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.