

**City Council
Agenda Memo**



**City Council
Meeting Date: 7-23-15**

TO: Robert Hanna, City Manager

FROM: Jon C. James, Director of Planning and Development Services

SUBJECT: Approval of 2015-2019 Consolidated Plan and FY 2015/2016 One-Year Action Plan for CDBG and HOME Programs

GENERAL INFORMATION – As an entitlement city receiving funds from the U.S. Department of Housing and Urban Development (HUD), the City of Abilene is required to submit a Consolidated Plan that strategically addresses the City’s goals and objectives for housing and community development over the course of a five-year period. The City of Abilene is also required to submit a One-Year Action Plan outlining specific uses of Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds planned for the coming fiscal year. James Gilleylen of J-Quad Planning Group researched and developed the information for both plans and will help present this information. The Office of Neighborhood Services Advisory Council (ONSAC) was instrumental in the development of the goals, objectives and budget of the Consolidated Plan.

The summaries are attached. The full documents have been made available to Council through the City Secretary’s Office and are available on the City website.

SPECIAL CONSIDERATIONS – This year a public survey was available on the City web site, by mail and door-to-door distribution in low- to moderate-income (LMI) areas. A public hearing and two additional public forums were held to receive input for the Consolidated Plan and Action Plan at City Hall, the Abilene-Taylor Health Facility and at Rose Park. The needs discussed were: housing, community services, economic development, community/public facilities, public improvements and homeless services. Forum invitees were service providers and nonprofits, the homeless network, disability services, 211 Call for Help agencies, religious organizations/churches and neighborhood associations. Professionals from housing, insurance, real estate and lending were invited. All City directors and managers were invited along with all previous funding recipients. Discussion centered on the community needs that could be addressed with CDBG/HOME funds or alternative funds. The ONSAC met May 26, 2015, to discuss and approve the goals and objectives based on the input received, and to review funding applications which were received from April 8-May 8, 2015. A summary of the Consolidated Plan and One-Year Action Plan outlining the proposed FY 2015/2016 budget was published in the Abilene Reporter-News on June 15 (which began the HUD-required 30-day comment period). As of July 13, 2015, no written comments had been received in response to the proposed Consolidated Plan, Action Plan and budget as published. A second public hearing on July 23, 2015, is required with approval of the attached resolution. Both plans must be received by HUD no later than August 13, 2015.

Prepared by: Sandy Bowen Neighborhood Initiatives Manager	Item No. <u>7.3</u>	Disposition by City Council <input type="checkbox"/> Approved Ord/Res# <input type="checkbox"/> Denied <input type="checkbox"/> Other _____ City Secretary
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FUNDING/FISCAL IMPACT—There will be no impact on local taxes. Projects are to be funded using 2015 entitlements of \$919,723 CDBG and \$810,795 HOME. In addition, the City anticipates that it will receive approximately \$20,000 in program income from the HOME program during FY 2015/16.

STAFF RECOMMENDATION – Staff recommends approval of the attached resolution approving the 2015-2019 Consolidated Plan and 2015/16 One-Year Action Plan for use of CDBG and HOME funds.

ATTACHMENTS – Resolution for 2015-2019 Consolidated Plan and 2015/16 One-Year Action Plan for use of CDBG and HOME funds; FY 2015/16 Source of Funds, Public Service/Administrative Caps.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS,
APPROVING THE FY 2015-2019 CONSOLIDATED PLAN AND FY 2015 ACTION PLAN
FOR THE CONSOLIDATED PLAN AND PROJECTED USE OF COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS
PROGRAM (HOME) FUNDS

WHEREAS, it is desirable and in the public interest that the City of Abilene request funds under the Community Development Block Grant Program and Home Investment Partnerships Program, authorized under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, for the City of Abilene situated in the Counties of Taylor and Jones, State of Texas; and

WHEREAS, a minimum of two public hearings have been held as required by 24 CFR Part 91.105, Consolidated Plan for Community Planning and Development Program Final Rule, at which interested members of the public were invited to offer comments on housing and community development needs and funding requests/proposals; and

WHEREAS, the primary objective of the Community Development Program is to develop a viable urban community, including decent housing and a suitable living environment, and to expand economic opportunities principally for persons of low and moderate income. Consistent with the primary objective, the Federal assistance provided in the Community Development Program is for the support of the community development goals, objectives, and strategies which are eligible under applicable Federal regulations; and

WHEREAS, the primary objective of the HOME Program is to expand the supply of decent, safe, sanitary, and affordable housing for very low income and low income Americans. Consistent with that primary objective, the Federal assistance provided in the Community Development Program is for the support of the community development goals, objectives, and strategies which are eligible under applicable regulations;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

- Part 1. That the FY 2015/16 Action Plan for the FY 2015-2019 Consolidated Plan and Projected Use of Community Development Block Grant and HOME funds is hereby approved.
- Part 2. That, upon approval, the Consolidated Plan be submitted to the United States Department of Housing and Urban Development.
- Part 3. That the financial assistance authorized by the Community Development Block Grant and HOME Programs referred to above is required to enable the City of

Abilene to carry on appropriate community development activities directed toward meeting the objectives above.

Part 4. That the City Manager, or his designee, of the City of Abilene, Texas is hereby authorized to sign said application and any and all appurtenant documents on behalf of the City.

Part 5. That this resolution shall take effect immediately from and after its passage.

ADOPTED this 23rd day of July, 2015.

ATTEST:

CITY SECRETARY

MAYOR

APPROVED:

CITY ATTORNEY

PUBLIC NOTICE

Proposed 2015-2019 Consolidated Plan and Proposed 2015 One-Year Action Plan for Housing and Community Development in Abilene

The City of Abilene presents its Proposed 2015-2019 Five-Year Consolidated Plan and its 2015 One-Year Action Plan for community development needs in Abilene. These plans reflect activities to be undertaken using U.S. Department of Housing and Urban Development (HUD) funds over the next five years and during the upcoming fiscal year Oct. 1, 2015 – Sept. 30, 2016. Both the Five -Year Plan and the One-Year Action Plan are federal requirements to receive this funding.

The City expects to receive HUD entitlements for Program Year 2015 of \$835,457 in Community Development Block Grant funds (CDBG) and \$321,525 in Home Investment Partnerships (HOME) funds on or about Oct. 1, 2015. In addition, to these funds, the City expects to allocate \$20,000 of Projected Program Income.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Sources of Funds

2015 Entitlement	\$835,457
Reprogrammed Funds	<u>84,266</u>
Total Funds Available	\$919,723

Proposed Uses of Funds

Public Service Activities

Access to Jobs	\$50,300
Health Department Medical	50,000
Health Department Dental	<u>25,000</u>
	\$125,300

Non-Public Service Activities

CDBG Housing Administration	\$154,900
CDBG Planning & Development Services Administration	167,100
Critical/Limited Repair Program	150,000
Section 108 Debt Repayment	117,250
Adult Protective Services Partners, Inc.	15,000
Capital Improvements LMI/ANI Jeanette Street	150,000
Connecting Caring Communities	8,500
Noah Project	19,998
Presbyterian Medical Care Mission	<u>11,675</u>
Total Use of CDBG Funds	\$919,723

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Sources of Funds

2015 Entitlement	\$321,525
2015 Estimate Program Income	20,000
Reprogrammed Funds	489,270
Total Funds Available	\$830,795

Proposed Uses of Funds

General Administration	\$ 25,330
Housing Rehab Administration	8,825
First-Time Homebuyer	50,000
Single Family Rehabilitation/ Reconstruction	480,000 218,410
Community Housing Development Organization	48,230
Total Use of HOME Funds	\$830,795

Low/Mod Benefit: A minimum of 70% of the total proposed uses must be spent on activities that directly benefit low- to moderate-income citizens.-

The Proposed 2015-2019 Consolidated Plan and the 2015 Proposed One-Year Action Plan will be presented to the Abilene City Council at a public hearing held on Thursday, July 23, 2015. The meeting will be held at 8:30 a.m. in the City Council Chambers of City Hall, 555 Walnut Street. The Proposed Consolidated Plan and Proposed One-Year Action Plan are available for public review and comments from June 15, 2015 to July 15, 2015 between 8 a.m. -5 p.m. The above referenced programs are dependent upon the actual allocation received through from the Department Housing and Urban Development.

The Plan may be viewed at the following location:

- Office of Neighborhood Services, City Hall, 555 Walnut Street, Suite 206

Questions or comments should be submitted in writing to the City of Abilene; ATTN: Sandy Bowen, 555 Walnut Street, Suite 206, Abilene, TX 79601.

Notice

Persons with disabilities who would like special assistance or need special accommodations to participate in this meeting should call the Office of Neighborhood Services at 437-4576 at least 48 hours in advance of the meeting. Telecommunications for the deaf is 676-6360.

City of Abilene Texas

2015 - 2019 Consolidated Plan Priority Needs

Results are from public meetings, surveys and ONS Advisory Council

NOTE: All priority needs listed were designated as High Priorities in the Consolidated Plan. They are ranked in order of *Category only (not alphabetically ranked).

***HOUSING**

- a. Housing Rehabilitation and Reconstruction
- b. Emergency Home Repairs
- c. Housing Assistance – Homeownership, Down-payment, Closing Cost, Equity
- d. Housing Development
- e. Demolition / Removal of Slum and Blight
- f. Housing for Senior, Disabled, ADA Compliance
- g. Fair Housing Education and outreach

***COMMUNITY SERVICES (Public Service)**

- a. Youth Services
- b. Child Care Services
- c. Disability Services
- d. Senior Services
- e. Health Services/Substance Abuse
- f. Domestic Violence/Child Abuse
- g. Meals/Food Pantry/Meals on Wheels
- h. Transportation

***ECONOMIC DEVELOPMENT**

- a. Technical Assistance to Small Businesses
- b. Small Business Loans
- c. Job Training, Workforce Development
- d. Employment Training

- e. Job Development / Creation

***COMMUNITY AND PUBLIC FACILITIES**

- a. Public and Community Facilities
- b. Parks and Recreation Facilities
- c. Transportation

***PUBLIC IMPROVEMENTS AND PUBLIC INFRASTRUCTURE**

- a. Public Improvements
- b. Infrastructure (Streets and Sidewalks, drainage, Water and Sewer connections)

***HOMELESS SERVICES**

- a. Homeless Prevention and Emergency Assistance
- b. Mental Health Services/Supportive Services
- c. Domestic Violence Shelters
- d. Transitional Housing
- e. Homeless Facilities
- f. Emergency Housing Assistance

Proposed
Project Descriptions for 2015/16 Funding

Public Services

Access to Jobs

Goal: Enhance the economic well being of all citizens

Objective: Support the development of job skills training for youth, workforce development and job creation

The Access to Jobs public service will provide improved expanded transit service through the City of Abilene public transit, CityLink, and enable low- and moderate-income people to obtain employment or attend school/training during non-public transit hours. This service will allow for economic growth opportunities within the workforce.

Outcome: Creating Economic Opportunities/Availability/Accessibility

An anticipated 5,800 individuals assisted with improved access to services for economic opportunities. The income levels of individuals served, as well, as their race and ethnicity and household head information will be collected by the City and outside agencies and reported throughout the duration of the activities.

Medical/Dental Health Facility

Goal: Improve the quality of programs and facilities for health and safety, information, transportation and recreation services

Objective: Support the expansion of comprehensive affordable health/dental, substance abuse, and mental health services

The Abilene-Taylor Health Facility and MERCY Clinic have the hardware to implement electronic health records (EHR); however, they have requested assistance with the cost of the software to implement that program. The cost will include licensure, training and maintenance. EHR will allow for better quality and efficiency in the delivery of the Expanded Primary Healthcare Program, Primary Healthcare Program, Refugee Healthcare, STD, immunizations, family planning and TB prevention clinics and labs. This software will enhance the quality of healthcare and oral healthcare among service providers for LMI families in Abilene. Currently, all healthcare records are being maintained manually. Income, race, ethnicity and household head information will be maintained by the City.

Outcome: Creating Suitable Living Environments/Availability/Accessibility

Specific outcome indicators for the two software programs, licensure and training will serve approximately 18,000 (unduplicated medical) individuals and 1,500 (unduplicated dental) individuals during the first year. All will have improved access to medical/dental services. Overall, the services provided will be used 95,000 times.

Non-Public Service Projects/Programs

Section 108 Planned Debt Service Repayments

Goals from the mid- to late 1990's: Elimination of Slum/Blight, Job Creation and Historic Preservation

Objectives: Enhance the quality of life, job creation and restore historic structures important to Abilene History.

The City of Abilene entered into a \$7 million Section 108 loan with HUD during the FY 1994 for the rehabilitation and restoration of several downtown buildings that were creating slum/blight. The ultimate goal was the safety of those buildings and the ability to bring jobs back to the downtown central business district. City CDBG entitlement funds were pledged as collateral. The repayment of that debt will be completed in August 2016.

Outcome: Creating Economic Opportunities: Availability/Accessibility and Creating a Suitable Living Environment: Availability/Sustainability

The Downtown Business District is no longer an LMI Census Tract (26.7% LMI) due to job creation spurred by the rehabilitation/restoration of the Windsor Senior Apartments, Elk's Building, T&P Freight Warehouse, National Center for Children's Illustrated Literature, Wooten Apartments and the new construction of a health facility in an area more accessible to beneficiaries. Jobs were created and the final project was completed and reported in 2009.

Presbyterian Medical Care Mission (PMCM)

Goal: Improve the quality of programs and facilities for health and safety, information, transportation and recreation services

Objective: Support the expansion of comprehensive affordable health/dental, substance abuse, and mental health services

PMCM is a local non-profit agency that provides healthcare and dental care to very low income and homeless clients. The current dental chair was purchased in 1999 when the facility opened. The vinyl covering is tearing from the seams, making the chair difficult to clean and sanitize. The suction arm of the unit is broken and is being held in place with temporary supports. PMCM is requesting a new dental chair and installation. Clients

served must be below 200% of the Federal Poverty Guidelines and uninsured. Client income, race, ethnicity and household head records will be maintained.

Outcome: Creating a Suitable Living Environment: Availability/Sustainability

Outcome will be an estimated 1,600 unduplicated dental patients annually.

Housing Programs and CHDO

Goal: Low- to moderate-income citizens will have access to safe, decent and affordable housing

Objectives:

Maintain, rehabilitate and improve existing single-family housing units, including emergency repairs;

Increase the availability, financial accessibility and support for affordable home ownership opportunities;

Increase the availability, financial accessibility and support for handicap accessible/disabled, senior housing.

Five programs, funded in the 2015 program year, will improve availability and access to affordable housing for individuals and families through direct housing related repairs and rehabilitation and/or the creation of new housing units. Client income, race, ethnicity and household head information will be maintained.

- Community Housing Development Organization (CHDO) – Habitat for Humanity – 3 single family homebuyer housing units. Homebuyers will be income qualified within the 50%-80% income category.
- City of Abilene Neighborhood Services – First-Time Homebuyer Program – 10-15 homeowners. This program assists with closing costs and down payment assistance for families with income up to 80% MFI.
- City of Abilene Neighborhood Services – Critical/Limited Repair -25 owner occupied home repairs. This program assists only those families in the 0-50% income category with urgent/critical home repairs (i.e., gas leaks, busted sewer, water leaks).
- City of Abilene Neighborhood Services – Single-Family Rehab & Reconstruction – 5-8 homeowner units. These units will be completely brought up to building code by addressing all deficient systems (roof, electrical, plumbing, both gas and water).Reconstruction will remove the current unit and replace on footprint.
- Adult Protective Services Partners – Critical need repairs and accessibility issues for 15 elderly/disabled clients from open cases with State Adult Protective Services.

Outcome: Provide Safe, Decent, Affordable Housing: Availability/Accessibility and Affordability/Sustainability

Upon completion, 3 new affordable homes will be constructed and 15 households will be assisted with homeownership opportunities. Additional outcome indicators include 42 low- to moderate-income (LMI) households assisted with improved access to housing and housing support services through these programs.

Capital Improvements LMI/ANI Jeanette Street

Goal: Enhance the physical environment of Abilene

Objective: Provide and maintain adequate transportation facilities and enhance pedestrian, bike and traffic safety

The sidewalk plan is designed to provide and maintain infrastructure especially in LMI areas and enhance pedestrian, bike and traffic safety. Jeanette Street has been designated in the Safe Routes to School Master Plan. The preliminary design will be for the west side of Jeanette from S. 14th to S. 24th Street.

Outcome: Create a Suitable Living Environment: Availability/Accessibility

Upon completion, the Jeanette Street sidewalk will enhance pedestrian, bike and traffic safety for approximately 1440 residents in two 64.5% LMI census blocks. This route serves to connect area children to Bowie Elementary School.

Connecting Caring Communities (CCC)

Goal: Enhance the physical environment of Abilene

Objective: Provide and maintain adequate transportation facilities and enhance pedestrian, bike and traffic safety

Connecting Caring Communities is a local non-profit organization whose mission is to renew Abilene's neighborhoods by building relationships and a sense of community among its neighbors. This is accomplished by placing a community coordinator and their family in a specific LMI neighborhood in a sponsored "Friendship House." These sponsored houses are maintained by CCC. The public sidewalk, curb, gutter and handicap ramps at the 1518 Orange Street property must be replaced after the new Friendship House is completed.

Outcome: Create a Suitable Living Environment: Availability/Accessibility

Upon completion approximately 980 residents of this 74.5% LMI neighborhood will have improved safety in their living environment. The sidewalk ramps will allow non-ambulatory residents in this established neighborhood to reach a safe area for transport.

NOAH Project

Goal: Prevent and Reduce Homelessness

Objective: Provide and maintain homeless facilities, transitional housing facilities, emergency housing, domestic violence shelters, unaccompanied youth and ex-offenders

The NOAH Project is a facility for female (and their children) domestic violence victims. There is a national urgent need related to bed bug infestations. The need is to eliminate the opportunity of contamination and quarantine of resident housing areas thereby causing a living area shortage for several days to eradicate each new infestation. Construction of a "Hot Room" for the facility to use during processing new clients will satisfy this need. Client income, race, ethnicity and household head information will be maintained.

Outcome: Create a Suitable Living Environment: Availability/Accessibility

Over 600 domestic violence beneficiaries will be assisted each year.

CDBG Housing Administration, CDBG Planning & Development Administration, HOME General Administration and HOME Housing Rehab Administration

Goal: Provide the staff support and related expenses to deliver the programs and continue administering the CDBG and HOME entitlement funded programs.