

RESOLUTION NO. 25-2009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS, APPROVING THE FY 2009-2010 ACTION PLAN FOR THE 2005-2009 CONSOLIDATED PLAN AND PROJECTED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT 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; 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; and

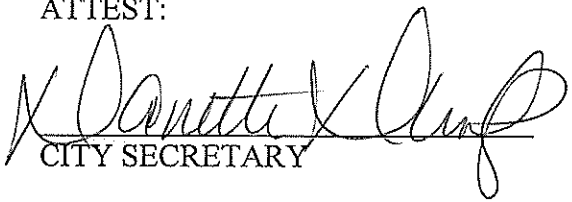
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

- Part 1. That the FY 2009-2010 Action Plan for the 2005-2009 Consolidated Plan and Projected Use of Community Development Block Grant and HOME funds is hereby approved.
- Part 2. 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 3. That the City Manager, or his designee, is hereby authorized to sign said application and any and all appurtenant documents on behalf of the City.

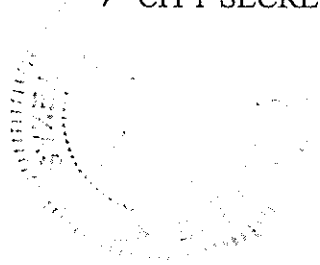
Part 4. That this resolution shall take effect immediately from and after its passage.

ADOPTED this the 23rd day of July 2009.

ATTEST:


CITY SECRETARY


MAYOR



APPROVED:


CITY ATTORNEY

ONE-YEAR ACTION PLAN FY 2009/2010

SUMMARY

OBJECTIVE:

- To ensure the overall management, administration and planning associated with implementation of the City's CDBG and HOME programs

Planning and Development Services Administration—\$218,500 CDBG

This activity provides general oversight, management and delivery of the CDBG Program, administered by the Planning and Development Services Department/ Neighborhood Initiatives Division, including professional service contracts to support community and economic development projects, and indirect cost allocations. Funding also partially supports management of the HOME Program.

Planning HOME Administration – \$38,810 HOME

This activity supports staff and delivery costs of the HOME Program, including HOME administrative costs incurred by the Planning and Development Services Department/ Neighborhood Initiatives Division and the HOME-funded Single-Family Rehabilitation/ Reconstruction, First Time Homebuyer and Tenant Based Rental Assistance programs operated by the Planning and Development Services Department.

OBJECTIVES:

- Increase the availability, financial accessibility, and support for affordable home ownership opportunities
- Educate homeowners and homebuyers on all aspects of homeownership to include, but not limited to, property maintenance and environmental hazards

First Time Homebuyers – \$60,000 HOME

This program is designed to provide necessary down payment and closing costs assistance to low- and moderate-income persons for the acquisition of a single-family home. The First Time Homebuyer Program prioritizes persons who are currently living in federally assisted housing or receiving federal rental assistance and who are able to meet all requirements of the program, including the ability to obtain financing for the purchase of a home through a local lender. Homebuyers are required to complete an approved homebuyer class and 10 hours of volunteer work. The City anticipates assisting 40%-50% minority clients with this program. Advertisement for this program includes press releases announcing available funding in the local newspaper, the City of Abilene website, and staff presentations to local non-profit service agencies. The City of Abilene Planning and Development Services Department administers the program.

Outcome Measurement: Twenty households will have affordable housing through a down payment and closing cost assistance program for the purpose of creating decent affordable housing.

OBJECTIVES:

- Increase the availability, financial accessibility, and support for affordable and subsidized rental units
- Educate renters and landlords on all aspects of fair housing practices to include, but not limited to, property maintenance and environmental hazards
- Expand education and enforcement of safety codes and/or services to improve conditions of housing

Tenant-Based Rental Assistance/Self-Sufficiency (TBRASS) - \$3,440 HOME

The Tenant-Based Rental Assistance/Self-Sufficiency (TBRASS) Program will continue to provide up to two years of rental housing assistance to eligible participants, or until the family is selected from the HCV Program waiting list. The waiting list for the TBRASS Program has substantially decreased due to shorter wait times for Section 8 vouchers, therefore lessening the need for the TBRASS Program. TBRASS applications were no longer accepted effective October 2008. Those remaining in the program will continue to receive assistance through their contract period. The City of Abilene Planning and Development Services Department administers the Program.

Outcome Measurement: Two very low-income households will continue to have assistance with on-going (monthly) housing subsidies (rental and utility payments) for the purpose of providing decent affordable housing.

OBJECTIVES:

- Maintain, rehabilitate and improve existing single-family, multi-family, and subsidized housing units
- Expand education and enforcement of safety codes and/or services to improve conditions of housing
- Increase the availability, financial accessibility, and support for safe, decent, and affordable housing
- Increase the availability, financial accessibility, and support for handicap accessible housing
- Provide resources for home repairs and property maintenance for owner occupied homes

Single-Family Rehabilitation/Reconstruction – \$406,387 HOME

This program provides moderate or substantial rehabilitation of existing owner-occupied single-family residential properties by providing grants or loans to low- and moderate-income homeowners. Residential properties are rehabilitated to meet local housing codes and Housing Quality Standards (HQS) including suitable amenities. If a structure fails the feasibility for rehabilitation, the project will be considered for reconstruction. The purpose of reconstruction is to provide assistance to low- to moderate-income families for demolishing and rebuilding a new unit on the same property when it is determined that the homeowner's existing house is substandard and not suitable for rehabilitation.

Substandard structurally unsound units do not meet code standards, utilize excessive energy, contain lead based paint and are not universally designed. With this program, the

unsound structure is replaced with a new, high-energy efficient (Energy Star Certified), universal house. This program will expand the supply decent, safe, and affordable housing for low- to moderate-income families and complement the revitalization efforts of existing neighborhood housing programs. Homeowner reconstruction is voluntary. In conjunction with the HOME dollars, homeowners will contribute volunteer labor towards the completion of the project. Advertisement for this program includes press releases announcing available funding in the local newspaper, the City of Abilene website, and staff presentations with local non-profit service agencies. The City of Abilene Planning and Development Services Department administers the Program.

Outcome Measurement: Twelve households will have sustained affordable housing by rehabilitation or reconstruction for the purpose of providing decent affordable housing.

Community Housing Development Organization (CHDO) – \$92,703 HOME

The City has set aside 15% of its HOME Program Year 2009 entitlement for use by Community Housing Development Organizations (CHDO). The CHDO is responsible for developing, sponsoring, and/or owning HOME-assisted housing available to low- and moderate-income families. Habitat for Humanity and Connecting Caring Communities (CCC) are the only two non-profit housing development organizations to have applied for and received CHDO designation from the City. Habitat is currently constructing new single-family affordable housing in the community. CCC will develop a mixed-income project that will include constructing new single-family affordable housing in a targeted neighborhood.

Outcome Measurement: Three households will have new access to homeownership for the purpose of creating decent affordable housing.

In conjunction with the HOME CHDO Reserve funds, Habitat for Humanity will contribute HOME match with funding from their own development fund raising events, Texas Boot Strap, in-kind donations from local vendors, volunteer labor, real property and sweat equity. Local foundations will also contribute to various aspects of Habitat's projects. Habitat continues to collaborate with the three local universities for volunteer opportunities with their campus service organizations and fund raising events channeled specifically to Habitat. CCC will contribute HOME match from in-kind donations from local vendors, utility companies, volunteer labor and services, real property and funding from local foundations. CCC partners closely with Hardin-Simmons University, the University's Alumni Association and the Abilene North Park Neighborhood Association. These partnerships have sparked new revitalization in Abilene's North Park area.

Critical/Limited Rehab – \$120,000 CDBG

The Limited Rehab Program is designed to assist very low-income homeowners with repairs to items that pose an imminent threat to the health and/or safety of the occupant(s) and the surrounding neighborhood. Under the Limited Rehab Program, the Critical Rehab program will address cases where a situation or condition occurred without warning (within two weeks), is detrimental to life, health or safety, is not due to neglect, and can be repaired in 24-72 hours. Examples of assistance include, but are not

limited to, repair of gas leaks, sewer leaks, leaking roofs, unsafe electrical wiring and other hazardous problems. In conjunction with CDBG dollars, homeowners will contribute volunteer labor towards the completion of the rehab project. Advertisement for this program includes press releases announcing available funding in the local newspaper, the City of Abilene website, and staff presentations with local non-profit service agencies. The City of Abilene Planning and Development Services Department administers the Program.

Outcome Measurement: Thirty low- and very low-income households will have sustained affordable housing by critical (emergency type) repair for the purpose of providing decent affordable housing.

CDBG Housing Rehab Administration – \$75,580 CDBG

This activity supports the overall administrative and delivery costs for CDBG funded housing rehabilitation and homeownership activities operated by the City of Abilene.

Housing Rehab Administration – \$25,690 HOME

This activity supports staff and delivery costs of the HOME Program, including HOME administrative costs incurred by the Planning and Development Services Department for the Single-Family Rehab, Homeowner Reconstruction, First Time Homebuyer, and Tenant Based Rental Assistance programs.

Adult Protective Services Partners, Inc. – \$7,000 CDBG

Serving the elderly and persons with disabilities age 18 and older, this project will assist with minor home repairs to improve safety and security and install handicap ramps to improve accessibility.

Outcome Measurement: Ten low- and very low-income households will have sustained affordable housing through minor home repair and installation of handicap ramps to improve accessibility for the purpose of providing decent affordable housing.

Abilene Volunteer Weatherization Program – \$4,500 CDBG

Abilene Volunteer Weatherization Program will use the funds to purchase building materials to weatherize homes and replace entrance doors, which fail to provide proper security or weather-tightness. Weatherization is made available to low-income, persons with disabilities and the elderly to meet urgent need.

Outcome Measurement: Twenty low- and very low-income households will have sustained affordable housing through volunteers that weatherize, install smoke alarms and conduct other repairs that improve the weatherization or security of a home for the purpose of providing decent affordable housing.

OBJECTIVE:

- Support the expansion of comprehensive affordable health and dental services
- Maintain and increase services for elderly citizens to encourage independent living

Medical/Dental Program – \$30,890 CDBG

This program provides crisis intervention, medical and dental care to low-income adults and children. The City Health Department administers this program.

Outcome Measurement: Five hundred fifty persons will have improved access to affordable public health through the expansion of services in the Health Department for the purpose of creating a suitable living environment.

Senior Nutrition and Activities – \$15,000 CDBG

The Seniors Division will utilize CDBG funds for the Senior Nutrition and Activities Program which is designed to stop isolation and help maintain a good and active lifestyle through social services and nutrition for elderly and senior citizens. The program offers transportation, shopping assistance, education, nutrition, recreation and social activities, and health screenings.

Outcome Measurement: One thousand seventy-five persons will have improved access to affordable assistance for senior citizens through the expansion of services in the Senior Citizen Centers for the purpose of creating a suitable living environment.

OBJECTIVES:

- Provide and maintain adequate public facilities and infrastructure especially in low- to moderate-income areas
- Support the expansion of comprehensive affordable health and dental services

Presbyterian Medical Care Mission (PCMC) -- \$10,750 CDBG

This program provides medical and dental care to homeless, unaccompanied youth and non-homeless special needs clients. Increased demand for services has necessitated PMCM to relocate medical services to a larger building and expand the dental services area. Rehabilitation includes retrofitting plumbing and electrical along with roof and gutter repair to prevent additional water damage to the building.

Outcome Measurement: One healthcare facility will be upgraded and rehabbed contributing to sixty-three hundred unduplicated clients having improved access to affordable medical and dental services thus creating a more suitable living environment.

OBJECTIVES:

- Support maintenance, enhancement, and expansion of transportation services

Access to Jobs – \$40,000 CDBG

The Access-to-Jobs program uses CDBG funds to match other federal funds to expand the City transit service, CityLink, for the purpose of enabling low-income persons and persons receiving public assistance to access employment. Previously, CityLink operated until 6:00 p.m. With lack of transportation cited as one of the main obstacles to persons seeking entry-level jobs that entail evening work hours, the program expands curbside transit service to this population until as late as 12:00 a.m. Clients will be screened for the program through an intake process documenting household income, race/ethnicity, and purpose of transportation utilization.

Outcome Measurement: Thirty-eight hundred persons will have access to expanded transportation for the purpose of creating economic opportunity.

Objective:

- Utilize and promote rehabilitation of existing properties to support business development

FaithWorks of Abilene, Inc. - \$7,350 CDBG

FaithWorks serves under/unemployed individuals by providing personal and professional competencies needed for meaningful employment and self-sufficiency. Continued rehab of a donated building will include upgrading two air conditioning units to increase energy efficiency.

Outcome Measurement: One facility will be rehabilitated and expanded to increase accessibility to create more economic opportunities for under/unemployed individuals. Forty-five clients will be served annually in the rehabilitated facility.

Section 108 Debt Repayment – \$658,580 CDBG

CDBG funds will be used to repay loans funded through the City's Section 108 Downtown Loan Program. Program income received in the form of Section 108 repayments will be applied first to offset the use of CDBG funds for this activity. Due the possibility of decreased funding and fluctuating interest rates, an additional \$146,170 is reserved for future payments.

OBJECTIVES:

- Provide and maintain adequate public facilities and infrastructure especially in low- to moderate-income areas
- Enhance pedestrian, bike, and traffic safety

Both the 2001 Abilene Community Excellence Report and the 2004 Comprehensive Land Use Plan discuss in detail the importance of the enhancement of the physical environment of Abilene and its effects on neighborhood revitalization, economic development, safety and security. The Community Services and Facilities Goal states: Provide community facilities and services (fire, police, health and safety, schools, etc.) that efficiently and fairly serve the community. There are over 30 strategies addressing roadways, mobility (public transportation, bicycling, walking), airport, expansion of infrastructure services, parks recreation, and open space. The City of Abilene will continue to support this goal and the objectives through development, maintenance, promotion and education.

The City of Abilene has a very effective social services delivery system and local organizations work to achieve established goals for the community. The City is committed to support the development and maintenance of strong social service providers in the community.

Connecting Caring Communities Park \$12,000 CDBG

CCC will develop a one-city block area in an established LMI neighborhood. The development will include 10 mixed-income single-family units, a neighborhood Friendship House and a small park with walking trails. The \$2 million dollar project will provide four affordable housing units on scattered sites for families in the 50%-80% median income bracket. In addition to the CDBG funding committed to this project, uncommitted HOME CHDO funds from previous years will be used to construct four affordable units.

Outcome Measurement: Three hundred families will have the amenities of walking trails and sidewalks; access to a safe park.

Proposed Program Year 2009 One-Year Action Plan for Community Development in Abilene

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Sources of Funds

2009 Entitlement	\$1,092,127
2009 Projected Program Income	500
Prior Year Reprogrammed Funds	<u>253,695</u>
Total Funds Available	\$1,346,322

Public Service Cap

2009 Entitlement	\$1,092,127
Prior Year Program Income (2008)	<u>4,490</u>
Total	\$1,092,127
% for public service activities	<u>x 15%</u>
Public Service cap	\$164,493

Proposed Uses of Funds

Public Service Activities

Access to Jobs Program	\$40,000
Medical/Dental Program	30,890
Senior Nutrition & Activities	<u>15,000</u>
Subtotal for Public Service Activities	\$85,890

Non-Public Service Activities

CDBG Housing Administration	\$75,580
CDBG Planning & Development Services Admin	218,500
Critical /Limited Rehabilitation Program	120,000
Section 108 Debt Repayment	658,580
Debt Repayment Reserve	146,170
Abilene Volunteer Weatherization	4,500
Adult Protective Services Partners	7,000
Connecting Caring Communities	12,000
Presbyterian Medical Care Mission	10,750
Faith Works of Abilene, Inc.	<u>7,350</u>
Subtotal for Non-Public Service Activities	\$ 1,260,430

Total Use of CDBG Funds	\$1,346,320
--------------------------------	--------------------

Proposed Program Year 2009 One-Year Action Plan for Community Development in Abilene

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Sources of Funds

2009 Entitlement	\$618,021
2009 Potential Program Income	2,889
Prior Year Reprogrammed Funds	<u>6,125</u>
Total Funds Available	\$627,035

Proposed Uses of Funds

General Administration	\$38,810
Housing Rehab Administration	25,690
Single Family Rehabilitation	406,387
First-Time Homebuyer	60,000
Habitat for Humanity	90,000
CHDO Reserve	2,703
Tenant-Based Rental Assistance	<u>3,440</u>
Total Use of HOME Funds	\$627,030