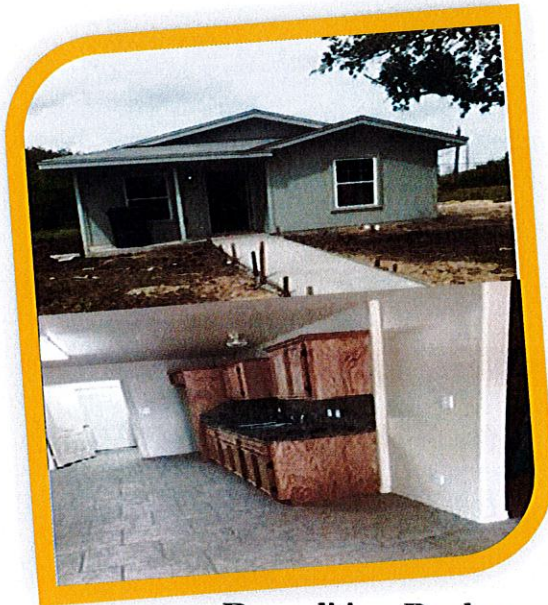




**CITY OF CORPUS CHRISTI**  
*Housing and Community Development Department*

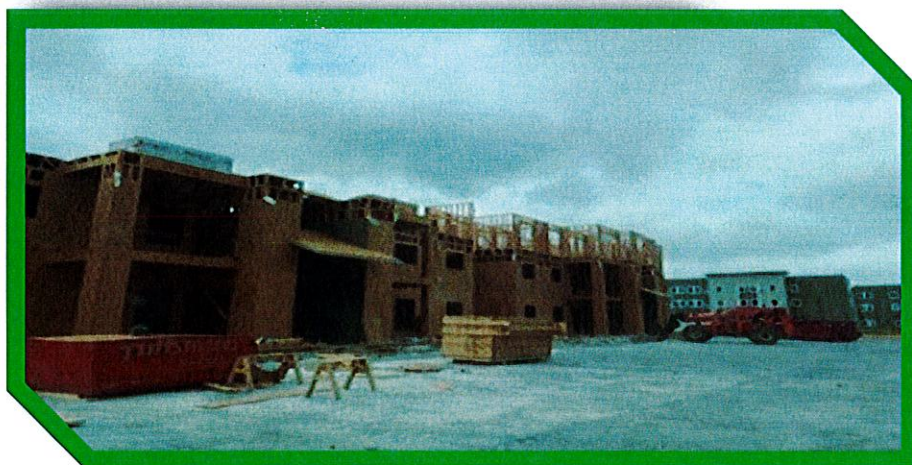
**CITY OF CORPUS CHRISTI**  
**ANNUAL ACTION PLAN FY2019**  
**PROGRAM YEAR: 10-01-2019 thru 9-30-2020**  
SUBMITTED: August 15, 2019  
DUNS #: 069457786



**Demolition Replacement**



**Moody Park**



**Village at Henderson**

## **Executive Summary**

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

#### **1. Introduction**

The City of Corpus Christi receives funding from three federal grant programs, the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program. These three grant programs combined will bring \$3,934,277 into the city in FY 2019 to support affordable housing, homeless, and community development programs and projects. An additional \$240,000 from CDBG Program Income and \$84,305 in HOME Program Income, in addition to prior year resources for CDBG of \$106,497. The total resources for the 2nd year of the Consolidated Plan is \$4,365,079.

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

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

The Strategic Plan provides a framework to address the needs of the City for the next five years using approximately \$2.5 million in Community Development Block Grant (CDBG) funds. The three overarching objectives guiding the proposed activities are:

- Providing Decent Affordable Housing
- Creating Suitable Living Environments
- Creating Economic Opportunities

Outcomes show how programs and activities benefit low- and moderate- income areas of a community or the people served. The three outcomes that will illustrate the benefits of each activity funded by the CDBG program are:

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

All future activities funded in the next five years will support at least one objective and one outcome. The City's framework for realizing the objectives and outcomes include the following goals:



- Provide Decent, Affordable Housing
- Provide a Suitable Living Environment
- Increase Homeownership
- End Chronic Homelessness

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

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

The most recent CAPER (FY 2017) provided a summary of the City's performance.

#### **Affordable Housing Objective 1.1**

During PY 2017, 57 homeowners received minor rehabilitation assistance through the Minor Home Rehabilitation Program. This goal was exceeded.

#### **Affordable Housing Objective 1.2**

During PY 2017, 4 homeowners received major rehabilitation assistance through the Single Family Rehabilitation Loan Program. The goal was not met due shortage of contractors due to Hurricane Harvey and weather delays.

#### **Affordable Housing Objective 1.4**

During PY 2017, 57 units were completed with weatherization and minor rehab including ADA improvements through the Minor Home Rehabilitation Grant Program . The goal was met.

#### **Affordable Housing Objective 2**

During PY 2017, 22 homebuyers were assisted with down payment assistance through the Down Payment Assistance. The annual goal was exceeded.

#### **Affordable Housing Objective 3.1**

During PY 2017 1 new affordable housing tax credit project with producing 68 units affordable housing was completed through the HOME funded Glenoak Apartments multi family Project. The goal was met.

#### **Affordable Housing Objective 4**

During PY 2017 staff continued to provide technical assistance to the HOME Program via Administration Project. Funds continue to get expended, and anticipate completion in PY 2018.

#### **Homeless Objective 1**

During PY 2017, the City provided 4 fundraising letters of recommendation to non-profit organizations through the ESG Program. The goal was met.

#### **Leadbase Paint**

During PY 2017, 42 units were tested for Lead through the Minor Home Rehabilitation Program. The goal was met.

#### **Non-Housing Objective 1.1**

During PY 2017, 36,535 cases were completed through the Code Enforcement Clearance of Vacant Properties Program. The goal was met.

#### **Non-Housing Community Development Objective 1.2**

During PY 2017, 49 Units were demolished through the Code Enforcement Demolition Program. The goal was exceeded.

#### **Other Special Needs**

During PY 2017, 2,495 benefitted with ADA Improvements through the Parks and Recreation Department Salinas Park Play for all Playground Phase I. The goal was met.

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

Summary from citizen participation section of plan.

A series of Public Hearings, Technical Assistance (TA) workshops, and neighborhood meetings for the City of Corpus Christi's FY2019 CAAP that includes the CDBG, ESG, and HOME Programs were conducted on February 5, 2019, February 8, 2019, February 14, 2019, and February 20, 2019. The purpose of the Public Hearing, TA workshops, and neighborhood meetings was to provide program information, receive comments concerning housing and community needs and answer questions regarding request for proposals and the process. All interested persons of low- and moderate-income residing in CDBG eligible areas were invited to attend.

### **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.

To be completed after public comment period.

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

All comments will be accepted and taken under advisement.

## **7. Summary**

The 2019-2020 Annual Action Plan includes those goals and priorities set forth by the 5-year 2018-2022 Consolidated Action Plan. Allocations of CDBG funds include projects for fair housing services, facility improvements, park improvements, demolition and clearance of vacant properties, minor home minor repairs, and home demolition/new construction, as well as funding for additional shelter space for women and children. HOME funding will include major home replacement,, Tenant Based Rental Assistance, multifamily rental assistance reconstruction and a potential new multifamily construction. Allocation of ESG funds are provided for homeless delivery program services including emergency shelter and operations; rapid rehousing; family reunification; and coordinated entry. The projects included in the Annual Action Plan were recommended for funding through the established citizen participation process.

Extensive community outreach and participation facilitation was provided for input including stakeholder and citizen participation through several public and technical assistance meetings will include the publication notice of June 9, 2019 for review of draft plan and beginning of 30-day comment period of June 10, 2019 through July 16, 2019. Additional comment days will be added to provide substantial review by the community. Community input is essential for community needs assessment and the development of program service delivery.

Community outreach also allows for partnership and matching contribution opportunities. Additionally, we assess prior funding programs and identify the needs for recruitment, retainment or retention of existing programs.

## 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	CORPUS CHRISTI	Housing and Community Development Department	
HOME Administrator	CORPUS CHRISTI	Housing and Community Development Department	
ESG Administrator	CORPUS CHRISTI	Housing and Community Development Department	

Table 1 – Responsible Agencies

### Narrative (optional)

The lead entity responsible for the development of the Consolidated Plan is the Housing and Community Development Department (HCD) of the City of Corpus Christi. HCD is the city department responsible for the management and oversight of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) entitlement grant programs.

HCD is comprised of four functional divisions which include: Finance, Housing Programs, Operations and Community Development. Each division carries out grant activities and programs related to their specific functional area. The City of Corpus Christi is also the active participant for the local Continuum of Care (CoC) and aids in the coordination of CoC meetings, agenda setting and priority planning, and subcommittee activities through the Homeless Issues Partnership, Inc., (HIP). HCD also establishes and manages the RFP process, and implements specific public service programs and projects identified in the Consolidated Plan. HCD serves as a critical resource in effectively and efficiently achieving the goals and priorities set forth in the plan.

## **Consolidated Plan Public Contact Information**

Public comments on the Consolidated Plan should be sent to:

Rudy Bentancourt  
Housing & Community Development Director  
City of Corpus Christi, Housing and Community Development Department  
1201 Leopard Street  
Corpus Christi, TX 78401  
361-826-3010 fax 361-826-3005  
rudyb@cctexas.com



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

### **1. Introduction**

The City of Corpus Christi works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Annual Action Plan process are two of the ways that the City utilizes outside organizations in the consultation process.

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

The process for preparation of the Annual Plan involved outreach to an extensive number of local and regional organizations involved in providing housing, economic development, and social services in Corpus Christi.

#### **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.**

City staff work actively with the Homeless Issues Partnership, Inc. (HIP), the local umbrella for the development of the Continuum of Care. Staff participate in regularly scheduled meetings and point-in-time surveys. The City often brings CDBG resources to the table to supplement Continuum of Care initiatives and distributes Emergency Solutions Grant funding to the various agencies that make up the membership of the Homeless Issues Partnership.

#### **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**

Staff from the City of Corpus Christi participate in the development of the Continuum of Care, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Corpus Christi. The City is an active participant in the Homeless Issues Partnership, Inc, (HIP).

In addition, the City worked closely with HIP to identifying eligible activities for the FY2019-2020 Annual Action Plan. Funding is based on agency needs to address homelessness. The City releases a pre-application in January each year to area non-profits and conducts technical assistance workshops in

February before the application is due. The City also coordinates with the Texas Homeless Networks (THN) Balance of State staff on annual ESG allocations.

The City worked closely with THN and HIP to develop and implement a Coordinated Entry System (CES) that began in April 2018. The Salvation Army has taken the lead in the effort to provide a central point to determine the housing and social service needs of homeless persons. Homeless Issues Partnership, Inc (HIP) is managing the CES.

**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	CORPUS CHRISTI HOPE HOUSE
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings.
2	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings.

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3	Agency/Group/Organization	Family Endeavors
	Agency/Group/Organization Type	Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings.

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

A wide variety of agencies were invited to consult in the development of the Annual Action Plan. No individual agencies were intentionally omitted.

**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		

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

The development of the Annual Action Plan requires the help of the local non-profit community and other organizations. Specific priorities during the technical assistance workshops, public meetings, and public hearings were identified and ranked through that participation utilizing focus group sessions, forums, and surveys. The City relies on its ongoing relationships to ensure that these opinions and observations are

incorporated into the Plan. In addition to the agencies identified above, the City participates in an Advisory Council on Homelessness, Mental Health, and Substance Abuse. The Council is attended by various civic leaders in the community, including a Nueces County Court Commissioner who represents the county correctional facility and programs within. Discussion is had regarding homelessness and overall homeless programs in the community and how the community as a whole can integrate federal programs with all populations of the community including those in institutions.

## AP-12 Participation – 91.105, 91.200(c)

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

The Citizen Participation Plan provides policies and procedures that assure that the public has adequate notice and opportunities to provide input into the development of the Annual Action Plan. Generally, it provides for appropriate notice prior to public meetings, accommodations for persons with disabilities, and specification of the number of meetings to be held. The City advertises the Citizen Participation in the local newspaper and City's website. Conforming to the provisions of the Citizen Participation Plan, four technical assistance meetings, two neighborhood meetings, and a total of two public hearings were held. The third and final Public Hearing for the FY2019 Consolidated Annual Action Plan during City Council is scheduled for July 16, 2019. The 30-day Public Comment Period was scheduled for June 10, 2019 thru July 16, 2019. All official publication will be, and has been, in both English and Spanish. The discussions were held at each which assisted in meeting the goals set in the continued Consolidated Plan.

### 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	Public Hearing	Non-targeted/broad community	Attended by recommended agencies and the general public	No public comments were received.	No public comments were received.	N/A



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)
2	Public Meeting	Non-targeted/broad community	Attendance to public hearings/TA Workshops included interested parties as well as general public.	No public comments were received.	No public comments were received.	N/A
3	Neighborhood Meetings	Residents of Public and Assisted Housing	Attendance to neighborhood meetings included interested parties as well as the general public.	No public comments were received.	No public comments were received.	N/A
4	Newspaper Ad	Non-targeted/broad community	HCD published a public notice in the Corpus Christi Caller Times on June 9, 2019 announcing the draft 2019 Annual Action Plan.	City Council agenda minutes attached.		N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Corpus Christi receives funding from three federal grant programs, the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program. These three grant programs combined will bring \$3,934,277 into the city in FY 2019 to support affordable housing, homeless, and community development programs and projects. An additional \$240,000 from CDBG Program Income and \$84,305 in HOME Program Income, in addition to prior year resources for CDBG of

\$106,497, brings the total resources for the 2nd year of the Consolidated Plan to \$4,365,079.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,650,562	240,000	106,497	2,997,059	7,754,209	The estimated expected amount available for the remainder of the Con Plan is three times the 2019 annual allocation.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,055,648	84,305	0	1,139,953	3,615,283	The estimated expected amount available for the remainder of the Con Plan is three times the 2019 annual allocation.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	228,067	0	0	228,067	638,021	The estimated expected amount available for the remainder of the Con Plan is three times the 2019 annual allocation.

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**

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The Texas Department of Housing and Community Affairs' Low-Income Housing Tax (LIHTC) Credits have been used in the past as match for use of HOME funds. This is anticipated to be the case in FY 2019-2020. In addition, Type A Affordable Housing Funds for down payment assistance of up to \$10,000 will also be used as a match. The City will provide the required 25% match.

ESG funding will be matched 100% (less administrative costs) by each subgrantee.

Non-profits funded with CDBG funds are encouraged to leverage non-federal resources for funded projects.

The City's Housing and Community Development Department will also be using local tax dollars provided by the Type A Board HOME as a match for the Homebuyer Assistance Program. The program assists income eligible homebuyers with up to \$10,000 in down payment assistance. The Emergency Solutions Grant Program requires a 100% match. These matching funds will be generated by the funded agencies. The match used will be derived from salaries, building leases, case management, and insurances paid for the administration of the different programs.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not currently own any parcels that would be suitable for housing development or to meet other needs identified in the plan. The City is considering securing vacant, abandoned residential lots from Nueces County who currently manages the lots for future development as infill housing. If land is secured or acquired, the City may consider conveying land to agencies and/or developers/builders for the creation of affordable housing.

**Discussion**

See above



## 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	Increase Affordable Housing: Substantial Rehab	2018	2022	Affordable Housing	Citywide	Increase Affordable Housing		Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Increase Affordable Housing: Homebuyer and Builder	2018	2022	Affordable Housing	Citywide	Increase Affordable Housing		
3	Increase Affordable Housing: Energy Efficiency Imp	2018	2022	Affordable Housing	Citywide			
4	Increase Affordable Housing: Homebuyer Assistance	2018	2022	Affordable Housing	Citywide			
5	Increase Affordable Housing: TBRA	2018	2022	Affordable Housing	Citywide			
6	Improve Community Environment Code Enforcement	2018	2022	Non-Housing Community Development				

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Improve Community Environment Blight Removal	2018	2022	Non-Housing Community Development				
8	Improve Community Infrastructure: Public Fac	2018	2022	Non-Housing Community Development				
9	Improve Community Infrastructure: Public Fac 2	2018	2022	Non-Housing Community Development				
10	Improve Community Facilities: Public F. Broadband	2018	2022	Non-Housing Community Development				
11	Address Homelessness	2018	2022	Homeless				
12	Planning and Administration	2018	2022	Administration	Citywide	Administration and Planning	CDBG: \$425,000 HOME: \$105,564 ESG: \$17,105	Other: 3 Other

Table 6 – Goals Summary

## Goal Descriptions

1	Goal Name	Increase Affordable Housing: Substantial Rehab
	Goal Description	Affordable Housing-Rehab of Existing Units.

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2	Goal Name	Increase Affordable Housing: Homebuyer and Builder
	Goal Description	
3	Goal Name	Increase Affordable Housing: Energy Efficiency Imp
	Goal Description	
4	Goal Name	Increase Affordable Housing: Homebuyer Assistance
	Goal Description	
5	Goal Name	Increase Affordable Housing: TBRA
	Goal Description	
6	Goal Name	Improve Community Environment Code Enforcement
	Goal Description	
7	Goal Name	Improve Community Environment Blight Removal
	Goal Description	
8	Goal Name	Improve Community Infrastructure: Public Fac
	Goal Description	
9	Goal Name	Improve Community Infrastructure: Public Fac 2
	Goal Description	
10	Goal Name	Improve Community Facilities: Public F. Broadband
	Goal Description	
11	Goal Name	Address Homelessness
	Goal Description	



12	Goal Name	Planning and Administration
	Goal Description	Planning and Administration for the CDBG, HOME, and ESG programs.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priority established with involvement of the community survey. Projects were presented to City Council at the July 16, 2019 public hearing, meeting, and first Ordinance Reading and the presented projects were approved and adopted by City Council on July 23, 2019 with a second Ordinance Reading.

#### Projects

#	Project Name
1	CDBG Program Administration
2	HCD Rehab Services
3	Code Enforcement-Demolition Program
4	Code Enforcement-Clearance of Vacant Properties Program
5	Code Enforcement Program-Staffing
6	Nueces County Mental Health and Intellectual Disabilities
7	Corpus Christi Hope House
8	HCD- Minor Home Repair Grant Program
9	Play-for-All Splash Playground
10	Home Administration
11	HCD Single Family Rehabilitation
12	Accessible Housing Resources, Inc.
13	HESG Program Corpus Christi

**Table 7 - Project Information**

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

The projects listed above were selected from the total of project proposals received in accordance with the priorities established through the Consolidated Plan stakeholder meetings and community survey process. These projects meet the needs enumerated in the Needs Assessment section and prioritized based on available funding. Organizational competencies were also considered when selecting one project over another, with preference toward those organizations with a long-standing history of successful project management.





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

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1	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$425,000
	<b>Description</b>	This project will fund the 5.75 FTE staff salaries and administrative costs: 1-Administrator, 1- Program Manager, 2- Sr. Management Assistants, and 1.75-Contract Administrators. Staff is responsible for administering the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) Programs. Staff interprets CDBG, HOME, and ESG federal regulations, conducts public hearings/meetings, reviews proposed projects and activities to determine funding and eligibility, monitors subrecipients for program compliance, provides technical assistance, conducts environmental assessments of funding projects/activities, and enforces Davis Bacon Federal wage rate requirements. Staff must attend mandatory and required trainings in order to remain in federal compliance.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	1201 Leopard St. Corpus Christi, Texas 78401
2	<b>Planned Activities</b>	Staff is responsible for administering the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) Programs. Staff interprets CDBG, HOME, and ESG federal regulations, conducts public hearings/meetings, reviews proposed projects and activities to determine funding and eligibility, monitors subrecipients for program compliance, provides technical assistance, conducts environmental assessments of funding projects/activities, and enforces Davis Bacon Federal wage rate requirements.
	<b>Project Name</b>	HCD Rehab Services
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Increase Affordable Housing: Substantial Rehab
	<b>Needs Addressed</b>	Increase Affordable Housing
	<b>Funding</b>	CDBG: \$757,000
	<b>Description</b>	This is the operating budget for 13.50 FTE staff that service the various housing programs administered by HCD: 1-Director (at 60%), 2-Program Managers, 3-Rehab Specialists, 1-Contract Administrator, 2.50-Program Specialists, 2-Mortgage Servicing Aides, 1-Management Assistant (at 40%), and 1-Management Aide. The staff manage and administer the Demolition/Reconstruction Loan Program, Single Family Rehabilitation Loan Program, Minor Home Repair Grant Program, Appliance Replacement Grant Program, Homebuyer Closing Cost Program, the Type A Homebuyer Program, and Mortgage Servicing which manages the servicing of approximately 700 loans provided through the Single Family Demolition/Reconstruction and Rehabilitation Loan Programs. Services include collection of loan payments, escrowing of insurance and property taxes, payment of insurance and property taxes, preparing end of year escrow analysis, and providing release of liens on loans that are paid off. Services provided include applicant in-take, loan processing, loan settlement, Homebuyer Education, construction monitoring, project estimating, and development of specifications and drawings. Staff must attend mandatory and required trainings to remain in federal compliance.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	1201 Leopard St. Corpus Christi, Tx. 78401
	<b>Planned Activities</b>	Included in these funds are the salaries for the staff that manage and administer the Single Family Rehabilitation Loan Program, Emergency Home Repair Grant Program, Homebuyer Assistance Program, and the Type A. Services provided include applicant in-take, loan processing, loan settlement, Homebuyer Education Classes, construction monitoring, project estimating and development of specifications and drawings.
	<b>Project Name</b>	Code Enforcement-Demolition Program

3	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Community Environment Blight Removal
	<b>Needs Addressed</b>	Blight Removal
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This program consists of the demolition of substandard structures determined to be health and safety issues and meet a threshold of 51% or more deterioration of the general structure. The demolition of these structures is an abatement measure as deemed necessary by the City Code of Ordinances and Public Safety Officials. The removal of unsafe structures is a priority for neighborhood revitalization within the community as well as a goal established by City Council. Each structure will be assessed and surveyed by Code Enforcement as a sub-standard building case. The property owner is provided the opportunity to resolve the sub-standard conditions within the parameters of the City's Building Codes. Structures remaining sub-standard will be demolished under the authority of the Building Standards Board. The City may charge an abatement cost and place a lien against the properties to cover the cost incurred; or, The Demolition Grant Program allows the property owner the opportunity to voluntarily agree to have their structure demolished. This Program benefits low income persons in CDBG eligible areas to aid in the prevention/elimination of slums or blight.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low income households
	<b>Location Description</b>	Various addresses within the City
	<b>Planned Activities</b>	Each structure will be assessed and surveyed as building case, providing the property owner an opportunity to resolve the substandard conditions within the parameters of the City's Building Codes. The substandard structures will be demolished under the authority of a judge's ruling via Environmental Municipal Court and the Demolition Grant Program that allows the property owner to voluntarily agree to have their structure demolished.
	<b>Project Name</b>	Code Enforcement-Clearance of Vacant Properties Program



4	<b>Target Area</b>	CDBG Low/Mod Tracts
	<b>Goals Supported</b>	Improve Community Environment Code Enforcement
	<b>Needs Addressed</b>	Blight Removal
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This program consists of the clearance of vacant properties in regards to the removal of the accumulation of litter; solid waste; the mowing of tall weeds and dangerous weeds; and, abatement of unsightly and unsanitary matter. The City may charge an abatement cost and place a lien against the properties to cover the cost incurred. This Program benefits low income persons in CDBG eligible areas to aid in the prevention/elimination of slums or blight. All CDBG eligible census tracts in the city meet the HUD criteria for a deteriorating area and meet the national objective of serving the low-income clients.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 low income households
	<b>Location Description</b>	Various addresses located in qualified CDBG census tracts.
	<b>Planned Activities</b>	This program consists of the clearance of vacant properties in regards to the removal of the accumulation of litter; solid waste; the mowing of tall weeds and dangerous weeds; and, abatement of unsightly and unsanitary matter. The City may charge an abatement cost and place a lien against the properties to cover the cost incurred. This Program benefits low income persons in CDBG eligible areas.
5	<b>Project Name</b>	Code Enforcement Program-Staffing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Community Environment Code Enforcement
	<b>Needs Addressed</b>	Blight Removal
	<b>Funding</b>	CDBG: \$302,299

	<b>Description</b>	This request is to fund full salary for six (6) full-time employees in the Code Enforcement Division of the Police Department - five (5) Compliance Officers at 100% and one (1) Senior Account Clerk at 100% for special code enforcement activities associated with the investigation, notification and abatement of ordinance violations in CDBG eligible areas. This amount includes \$10,000 (\$1,666.67 for each staff member for required training and certifications.) Program benefits low income persons in CDBG eligible areas to aid in the prevention/elimination of slums or blight.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3000 low income persons
	<b>Location Description</b>	Various citywide.
	<b>Planned Activities</b>	The Code Enforcement Property Advisors are responsible for the inspections of properties within CDBG eligible areas for violations of approximately seventy-five (75) health, safety, and welfare related City codes. All CDBG eligible census tracts in the City meet the national objective of serving the low-income citizens.
6	<b>Project Name</b>	Nueces County Mental Health and Intellectual Disabilities
	<b>Target Area</b>	CDBG Low/Mod Tracts
	<b>Goals Supported</b>	Improve Community Infrastructure: Public Fac
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$52,126
	<b>Description</b>	NHID is proposing construction of a new parking lot approximately 8,736 square feet with 2 landscaped curb islands for the center's public visitors, while simultaneously creating an outdoor fenced basketball court for NCMHID's Day Habilitation program, which served low-income persons with intellectual disabilities.
	<b>Target Date</b>	9/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2152 low-income persons
	<b>Location Description</b>	1628 S.Brownlee Corpus Christi, TX 78404
	<b>Planned Activities</b>	Construct a new parking lot (8,736 sq. ft.) with 2 landscaped curb islands for Center's public visitors, while simultaneously creating an outdoor fenced basketball court for NCMHID'S Day Habilitation program, which serves low-income persons with intellectual disabilities.
<b>7</b>	<b>Project Name</b>	Corpus Christi Hope House
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Community Infrastructure: Public Fac
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	CCHH is proposing to convert an old office into additional emergency shelter housing and rehabilitate the resource center into office space. The project will consist of installation of new a/c units, remove/replace flooring throughout the shelter facilities; prep, seal, and paint throughout the shelter. All activities serve the homeless and at-risk of homelessness individuals and families.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	110 persons will benefit.
	<b>Location Description</b>	630 Robinson St. Corpus Christi, TX 78404
	<b>Planned Activities</b>	Convert Resource Center and Old Office into Emergency Shelter Housing; install new a/c units; remove/replace flooring throughout the shelter facilities; prep, seal, and paint throughout shelter facilities. At new office: remove/replace flooring, paint, renovate parking area (fill in holes, blacktop and stripe parking lot); install handicap parking spaces, signed, and ADA accessible sidewalk with ramp.
<b>8</b>	<b>Project Name</b>	HCD- Minor Home Repair Grant Program
	<b>Target Area</b>	Citywide



	<b>Goals Supported</b>	Increase Affordable Housing: Substantial Rehab
	<b>Needs Addressed</b>	Increase Affordable Housing
	<b>Funding</b>	CDBG: \$580,000
	<b>Description</b>	The Minor Home Repair Grant Program assists homeowners with a grant to provide repairs involving the roof, plumbing, electrical, heating, or minor structural repairs. The applicant must be at least 62 years old or disabled. The applicant must meet the very low-income limits.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	29 low-income homeowners
	<b>Location Description</b>	Various locations within the City.
	<b>Planned Activities</b>	The Minor Home Repair Grant Program assists homeowners with a grant to provide repairs involving the roof, plumbing, electrical, heating or minor structural repairs. The applicant must be at least 62 years old or disabled. The applicant must meet the very low-income limits.
9	<b>Project Name</b>	Play-for-All Splash Playground
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Community Infrastructure: Public Fac
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Play-for-All Splash playground will enhance the existing inclusive play structures that have interactive elements for youth of all ages and abilities. The proposed Splash Pad Play Elements is approximately a 2,500 square feet pad design, with fencing around the perimeter and activate a wide range of sensory play experiences. The design features includes ground level structures while other elements involve misting, streaming, or dumping water experience.
	<b>Target Date</b>	9/30/2020



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3784 persons that will benefit
	<b>Location Description</b>	1354 Airport Rd. Corpus Christi, TX 78405
	<b>Planned Activities</b>	The Splash Pad will be approximately 2,500 sq. ft. design, with fencing around the perimeter, would include a whole collection of different water play elements that activate a wide range of sensory play experiences, as funding allows. Some of these are ground level structures while other elements involve misting, screaming, or dumping water experiences. All of these elements are organized to support for visitors of all ages and abilities.
<b>10</b>	<b>Project Name</b>	Home Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	HOME: \$105,565
	<b>Description</b>	Administrative funds for staffing, planning, oversight, coordination, staff supervision, monitoring and evaluation, contracting, recordkeeping/reporting and overall program management.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A Administrative costs
	<b>Location Description</b>	1201 Leopard St. Corpus Christi, TX 78401
	<b>Planned Activities</b>	Administrative funds for staffing, planning, oversight, coordination, staff supervision, monitoring and evaluation, contracting, record keeping/reporting and overall program management.
<b>11</b>	<b>Project Name</b>	HCD Single Family Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Affordable Housing: Substantial Rehab
	<b>Needs Addressed</b>	Increase Affordable Housing

	<b>Funding</b>	HOME: \$500,000
	<b>Description</b>	The Single Family Rehabilitation Loan Program benefits only low-and very low-income homeowners. The program provides zero percent and three percent interest loans to homeowners interested in rehabilitating their homes. Funds requested will be used to provide demolition and relocation grants and reconstruction loans to eligible homeowners.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 households will benefit
	<b>Location Description</b>	Various locations within the City.
	<b>Planned Activities</b>	The Single Family Rehabilitation Loan Program benefits only low-and very low-income homeowners. The program provides zero percent and three percent interest loans to homeowners interested in rehabilitating their homes. Funds requested will be used to provide demolition, relocation grants and reconstruction loans to eligible homeowners.
12	<b>Project Name</b>	Accessible Housing Resources, Inc.
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Affordable Housing: TBRA
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	HOME: \$110,380
	<b>Description</b>	AHRI will provide Tenant Based Rental Assistance (TBRA) vouchers to a minimum of 4 individuals/households with Very Low Incomes and a minimum of 4 individuals/households with Extremely Low Incomes in the City of Corpus Christi. The population to be assisted will include individuals with disabilities, seniors, Veterans, homeless and others at the lowest income levels who may be at risk of homelessness or institutionalization. AHRI seeks HOME TBRA funds to support rent subsidy (for 50% AMI), rent and utility subsidy (for 30% AMI) for the Project for one year; and a part-time staff person to coordinate the Project activities.
	<b>Target Date</b>	9/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 persons will benefit
	<b>Location Description</b>	Various locations within the City.
	<b>Planned Activities</b>	Tenant based rental assistance (TBRA).
13	<b>Project Name</b>	HESG Program Corpus Christi
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Address Homelessness
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	ESG: \$228,067
	<b>Description</b>	ESG funds will provide funds for Rapid Rehousing, administration of the ESG program, emergency shelter, provide food, shelter, case management, and supportive services including coordinated entry, homeless prevention, and rapid re-housing to homeless and at-risk individuals, families, and veterans to the following facilities: Corpus Christi Hope House (\$50,073), the Salvation Army (\$50,073), and Endeavors of Corpus Christi (\$40,000). ESG Administration: \$17,105.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that more than 200 homeless individuals and families will benefit from the various activities under the ESG program.
	<b>Location Description</b>	Various locations within the City.
	<b>Planned Activities</b>	ESG funds will provide funds for Rapid Rehousing, administration of the ESG program, emergency shelter, provide food, shelter, case management, and supportive services including coordinated entry, homeless prevention, and rapid re-housing to homeless and at-risk individuals, families, and veterans to the following facilities: Corpus Christi Hope House (\$50,073), the Salvation Army (\$50,073), and Endeavors of Corpus Christi (\$40,000), and ESG Administration: \$17,105



## **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**

The City of Corpus Christi is a diverse community. However, many areas are identified in the City as having significantly higher needs than other areas. These are areas of minority concentration and, as it has been done in the past, the City focuses on the area benefit and CDBG census tracts which are primarily made up of low-and moderate income. The city continues to provide emphasis LMI clientele, and on the improvement of public facilities in these areas via CDBG funds.

ESG funds will be expended for eligible activities within the City and Nueces County for projects benefiting City of Corpus Christi residents including Street Outreach; Emergency Shelter; Homelessness Prevention; Rapid Re-housing; Homeless Management Information System (HMIS); Administrative Activities. 100% of ESG funding will benefit low-income homeless individuals, other than the percentage allowed for administrative funds.

HOME program funds are spent throughout the City to increase income-eligible units and create affordable housing opportunities as well as preserving homes and neighborhoods. HOME funding will also primarily benefit LMI eligible persons and families for all proposed projects other than administration costs which is 10%. HOME funds will be used City-wide as eligibility is determined by individual or family income rather than geographical location

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CDBG Low/Mod Tracts	
Citywide	

**Table 8 - Geographic Distribution**

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

The Consolidated Annual Action Plan allocates federal entitlement dollars according the eligible activities as determined by federal regulations. CDBG funding will be awarded to both LMI clientele and



LMA depending on the approved activity which was funded. These are both City-wide and as well as concentrated on CDBG eligible census tracts. HOME funding is allocated to LMI regardless of geographical location within the City limits of Corpus Christi. ESG funding is allocated based on the activity of addressing homelessness but is primarily concentrated in CDBG census tracts by nature of location within Corpus Christi.

## **Discussion**

It is important to note the City also utilizes CDBG funding for clearance of vacant properties dedicated to CDBG-eligible areas of the City as determined by City Resolution as deteriorated areas in the City. Also, the demolition program is designated citywide in general for the removal of unsafe structures and is a priority for neighborhood revitalization within the community and as a goal established by City Council for livable neighborhoods. At times it will overlap with CDBG census tracts and LMI.

100% of ESG funding will benefit low-income homeless individuals, other than the percentage allowed for administrative funds.

HOME funding will also primarily benefit LMI eligible persons and families for all proposed projects other than administration costs which is 10%.

## Affordable Housing

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

#### Introduction

The numbers below represent individuals supported through the various programs and services offered by the City of Corpus Christi and partner agencies and organizations. The numbers represent duplicated households who may receive services from more than one agency. Housing figures are non-duplicated.

One Year Goals for the Number of Households to be Supported	
Homeless	101
Non-Homeless	105
Special-Needs	7
Total	213

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	114
The Production of New Units	99
Rehab of Existing Units	22
Acquisition of Existing Units	20
Total	255

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

#### Discussion

Homeless service providers provide extensive services to support homeless households and to prevent homelessness. The numbers shown include many households who receive services from more than one agency, sometimes at various times through the year.

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

### **Introduction**

CCHA is no longer a public housing agency since the RAD conversion.

### **Actions planned during the next year to address the needs to public housing**

CCHA is no longer a public housing agency since the RAD conversion.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

CCHA is no longer a public housing agency since the RAD conversion.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

N/A

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

### **Introduction**

The City is an active participant in the Homeless Issues Partnership, Inc, (HIP). The City recently worked with HIP to allocate funding to support the implementation of a Coordinated Entry System (CES). The City continues to work with HIP to identifying eligible activities for the FY2019-2020 Annual Action Plan. The City also coordinates with the Texas Homeless Networks Balance of State staff on annual ESG allocations.

The special needs population includes individuals having mobility impairments, disabilities, or that require supportive services. Typically, this population has severe or persistent mental illness, development and/or physical disabilities. Several organizations provide facilities and services for special needs populations in Corpus Christi.

### **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**

Each January, HIP conducts a Point-in-Time (PIT) count of the City's sheltered and unsheltered homeless in coordination with Texas Homeless Network and Balance of State to ascertain the number and characteristics of the homeless population and to assess their needs. Corpus Christi's continued active participation in the PIT count gives the City the ability to collect information to be used in setting priorities, written standards, and performance measures for the area.

CES is designed to account for the diversity of needs of people experiencing homelessness, urgently responds to these needs with permanent housing solutions, and successfully incorporates the housing, healthcare, and employment systems. This community response will ensure an accessible and navigable set of entry points; a universal assessment for all person requesting assistance; and effective and appropriate connections to housing and services for all populations.

In addition, The Resource Fair will be held in the fall to provide both sheltered and unsheltered individuals and families with social service information and appointments are generally are set up for these services. City leaders will be invited to participate. The City and HIP have also continued with the development and issuance of "Resource Cards" to all homeless persons which has a directory of service providers and services offered in the community. Corpus Christi Police Department also utilizes the



resource cards with service and emergency information for the homeless on the streets.

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

Homeless providers are focusing efforts on increasing the bed count for the emergency shelter program. These efforts are reflected in the proposed ESG funding. HIP has been working to develop and implement a Housing First model, which is intended to replace transitional housing.

The funding requested for FY 2018 will support the programs at Metro Ministries that provide emergency shelter, homeless prevention, and rapid re-housing services to the ever-increasing number of homeless, poor, and working poor in the community. All cost estimates are based on the previous year's budget.

The funding requested for Hope House will provide assistance and Emergency Shelter to homeless families, specifically, homeless women with children and provide assistance to keep individuals and families at-risk of homelessness stably housed through Homeless Prevention Program Assistance, and transition individuals and families out of homelessness into permanent housing through Rapid Rehousing Program Assistance, as well as Case Management. Budgeting classes will also be offered for clients receiving Homeless Prevention and Rapid Rehousing Assistance.

**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**

Proposed funding for the ESG program include activities targeting improvements in the areas of rapid rehousing, discharge planning, and homeless prevention.

For instance, ESG funds would allow Family Endeavors to serve additional Veterans who are homeless or at risk of homelessness in Corpus Christi with prevention funding to maintain housing or rapid rehousing services to regain housing stability. Family Endeavors will provide rapid re-housing assistance through security deposits, first month's rental assistance, and utility deposits. Homeless prevention will be provided through the form of rental and utility arrears and continuing case management.

The Salvation Army will continue to provide food, shelter, case management, and supportive services including coordinated entry, homeless prevention, and rapid re-housing to homeless and at-risk individuals, families, and veterans. Funding requested will also support Coordinated Entry and family

reunification programs.

**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.**

Homeless prevention is a major focus of the participants in the Homeless Issues Partnership. For some agencies, homeless prevention is their sole purpose. Other agencies include homeless prevention as a support program in conjunction with the provision of shelter and other support services. The recently implemented Coordinated Entry System (CES) should assist greatly in identifying issues that impact homelessness and end the "recycling" of persons who are prone to bouts of homelessness.

## **Discussion**

The participants of the Homeless Issues Partnership work closely together to meet the needs of homeless individuals and families through the continuum of services coordinated through the partnership. The City participates in the planning efforts and provides a framework through the ESG funding process to focus attention on specific programmatic areas.

More affordable permanent housing is needed to meet the needs of the increasing numbers of homeless in the city.

The 2019 CAAP supports the needs of the homeless by providing funding for those agencies that provide services through the CDBG and ESG grant programs.

The City is also involved in the Advisory Committee for Homelessness, Mental Health, and Substance Abuse. This committee meets on a monthly basis and is composed of "Decision Makers" in the community from various agencies and organizations. The committee is working to bring forward realistic solutions in addressing and combating homelessness in Corpus Christi. The City will assist the overall efforts with future CDBG and ESG funding allocations as well as possible General Fund money.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Affordable housing continues to be an area of discussion and challenge for the Corpus Christi. The City continues to explore and identify ways to address the affordable housing crisis. During the PY2019 Action Plan, the City will continue to identify any potential vacant lots owned by the City in order to convey them over to a developer for affordable housing as done during past PY. The City is also exploring the purchase of a City-owned decommissioned park with discussion of partnering with a developer for affordable housing. The City's Housing and Community Development Department and Procurement Department are finalizing a Request for Qualifications for this park. Further discussions will occur on any additional decommissioned parks for the purpose of affordable housing.

The City's HCD is also working with a non-profit developer which will also be addressing affordable housing by building new construction affordable housing within city limits. During the PY2018, the City passed a new HOME program for gap financing of up to \$20,000 in down payment assistance. This program will likely begin in PY2019 as new construction affordable homes is likely.

The City is also working on the goals and strategies of the Assessment of Fair Housing. Submittal of the Assessment of Fair Housing was not required by HUD for 2018 and an extension for all Consolidated Plan grantees was given until after October 30, 2020, however, the City is proceeding to implement the components of the approved AFH plan as provided.

The AFH plan details the following five (5) Fair Housing Goals:

1. Expand development of affordable housing in high opportunity, environmentally healthy areas of Corpus Christi.
2. Educate landlords on fair housing issues and laws.
3. Improve access to public services and amenities in low opportunity areas of Corpus Christi.
4. Increase the number of accessible housing units for people with disabilities.
5. Engage in public awareness campaign to reduce community resistance to affordable housing in high opportunity areas.

The goals contain several metric, milestones, and timeframes for achievement.

For 2019, the City is moving forward with the following milestones for Goal 1: *By the end of 2019, the city will identify and prioritize incentives available to support affordable housing development in high opportunity areas.*

The City will establish a framework, implement and utilize the newly established Gap Financing Assistance Program. The program helps eligible homebuyers with a total household income less than 80% AMI with up to \$20,000 to purchase a newly constructed home within an undeveloped area with

the City limits of Corpus Christi.

*By the end of 2019, the city will identify publicly-owned land in high opportunity, environmentally healthy areas that can be reserved for affordable housing, including land currently owned by CCHA.*

\*See Discussion below\*

**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**

The City is collaborating with internal departments to establish permit reimbursement policy/programs; facilitate land development issues and develop a long-range plan to address affordable housing initiatives. The City will continue to work on creating a plan or policy to be adopted by City Council which will aim to address the challenge of affordable housing in Corpus Christi. The City will also work with the Development Services department to identify fee waivers to be used when constructing affordable housing.

**Discussion:**

The city will identify surplus city property for potential affordable housing development, select a site; create and release a formal Request for Proposal for development at subject property; and convey property to awarded development entity.

For 2019, the City is moving forward with the following milestones for Goal 2: *By the end of 2018, begin a marketing and education campaign to landlords about their housing issues and laws.*

The City will work with the Human Relations Department on a marketing strategy to educate landlords on housing issues and laws. The marketing campaign will include updating publication materials; radio



public service announcements; television advertisements and supporting the annual Corpus Christi Apartment Association event which provides training sessions, recruit special speakers on fair housing topics and provide latest fair housing information.

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

### **Introduction:**

The City of Corpus Christi is a federal entitlement community under the U.S. Department of Housing and Urban Development (HUD). The City of Corpus Christi receives this designation through the application; administration, execution and compliance of HUD funded programs through the City's Housing the Community Development Department (HCD).

HCD is the lead entity responsible for the administration, administering HUD funds for the following programs on behalf of the City of Corpus Christi:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grant (ESG)

The local funding source currently utilized is the City of Corpus Christi Type A and Type B Board affordable housing line item funding. The funding is dedicated for up to \$10,000.00 for HCD's down payment assistance program.

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

The City will increase funding to non-profit agencies for program services to meet underserved needs. These include homeless prevention and rapid rehousing; emergency shelter and supportive services to homeless families with dependent children and veterans, continued funding for established 1st point of entry for Coordinated Entry and forming partnerships to establish a 2nd point of entry.

Additionally, the city will participate in funding facility improvements for low income persons with intellectual disabilities.

The City will continue to provide technically assistance to Homeless Issues Partnerships in homeless initiative efforts and capacity building for the implementation of the coordinated entry process.

This year, the City will launch a marketing campaign for program outreach efforts to reach a target market and expand it. This will include the creation of new multi-language public service

announcements; new logo and new publications and streamline the program service website page.

The communication strategy calls for continued community outreach participation at local events and activities including: Request for Proposal and technical assistance public meetings; Town Hall meetings; City Hall at the Mall; Dare to Own the Dream Event; Operation Safe return; Frost Bank Mini-Expo; Homeless Issue Partnership (HIP) and Homeless Advisory committee meetings. The City also actively seeks opportunities to establish new partnerships through program funding and events such a ribbon cutting functions for funded projects and new awarded agencies.

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

The City will promote the newly established Gap Financing Assistance Program to further support homeownership opportunities.

The City will actively pursue affordable housing development on the City's surplus properties and land banking opportunities. The City will release a Request for Qualifications, followed by a Request for Proposals for affordable housing development on city surplus property. The City will work with their legal team to establish the framework for conveyance of the land with restrictions to include affordability periods and land covenants. The City will continue to identify vacant City-owned land for the purpose of building affordable homes.

In these efforts, the City will also recruit interest from local non-profit and private affordable housing developers to participate in surplus city property land acquisition for affordable housing.

HCD will continue to seek other funding streams and partners to assist in these endeavors including coordinating efforts with city departments for permit reimbursements.

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

The City provides lead-based paint hazard screening on all housing rehabilitation projects funded by CDBG or HOME grant funds. Lead based paint screening services is contracted out to a 3rd party lead-based paint company. The City will streamline the bid process to procure higher level of participation

from local companies to increase and expedite the number of lead-based paint hazard screenings.

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

The City works closely the Texas Homeless Network's Balance of State by providing technical assistance and attending committee meetings to establish and implement local goals and objectives to reduce number of poverty-level families. Specifically, the coordinated entry component implementation.

The City has established a strong partnership with the Homeless Issues Partnership (HIP) by providing representation to monthly meeting as well as assisting in solutions for the homeless population in Corpus Christi.

The City continues efforts to establish a strong working relationship with the Housing Authority of Corpus Christi to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service agencies operating in the city.

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

The City continues its efforts to establish its CHDO base for participation in the HOME program. The City recruited and certified a local non-profit as a CHDO. The newly establish CHDO will utilize the designation for FY2019 funds. The City continues to receive Housing Tax Credit projects and has established a strong working relationship with existing CHDO organizations. The City's City Council continues to actively support affordable housing in Corpus Christi.

The City is actively engaged with the Texas Homeless Network's Balance of State monthly meetings and participates on their webinars, trainings and certifications. They City also provides technical assistance and actively participates with the Advisory Council on Homelessness, Mental Health, and Substance Abuse. The focus of these efforts is to build strong relationships with local agencies; build staff capacity; improve and expand community outreach to reach target population; fund and improve homeless program services and delivery and show a united front to establish trust in the community.

The City will implement components of the 5-year plan and identify any gaps in provision of program service and delivery as well as address the Goals and Strategies of the Assessment of Fair Housing Report. The City will focus efforts on recruiting the Corpus Christi Housing Authority to become a 2nd



point of Coordinated Entry-a further testament of building local relationships.

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

The City will continue to foster partnerships with non-profit and private housing development organizations; social service agencies, participation and provision of technical assistance in the HIP meetings, support and funding for Continuum of Care initiatives, and enumeration of point-in-time and homeless surveys.

**Discussion:**

## Program Specific Requirements

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

#### Introduction:

The following provides details on program specific requirements for each of the three entitlement programs, Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant.

#### 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	240,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>240,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

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

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

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as follows:

The City is not utilizing other forms of investment beyond those identified 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:

The following language is included in the homebuyer agreement for the homebuyer assistance program:

This Agreement, the related Deed of Trust and Promissory Note refer to the affordability provisions of 24 Code of Federal Regulations (CFR) Section 92.254. As the affordability provisions place some limitations on your ability to sell the property for a period of five (5) years, you should be sure that you thoroughly understand these documents before you sign them. You should obtain legal advice if you do not understand any provision.

\*language in the agreement to cover loan forgiveness, recapture and failure to pay:

**LOAN FORGIVENESS:** Homebuyer understands and agrees that provided that the Property remains the Homebuyer's principal place of residence throughout the five (5) year affordability period, after the Beginning Date as defined in paragraph 9 of this Agreement, the City will forgive 100% of Homebuyer's original principal amount of the HOME Funds Loan ("Loan"), and no further sums will be due to the City.

**FAILURE TO REPAY:** HOMEBUYER UNDERSTANDS AND AGREES THAT FAILURE TO REPAY THE HOME FUNDS IN ACCORDANCE WITH THIS AGREEMENT AND/OR THE LOAN DOCUMENTS AND/OR TO COMPLY WITH THE OTHER PROVISIONS OF THE LOAN DOCUMENTS, MAY RESULT IN THE FORECLOSURE OF THE CITY'S LIEN AGAINST THE PROPERTY AND THE LOSS OF HOMEBUYER'S RESIDENCE AND THE PROPERTY.

**RECAPTURE PROVISION:** Homebuyer understands and agrees that if Homebuyer sells the Property voluntarily or involuntarily through foreclosure, within the five (5) year period of affordability, then the City will recapture all or a portion of the Loan provided to the Homebuyer as provided in this paragraph: The Loan will be forgiven pro rata by 1/60th of the original amount over the five (5) year period of affordability for each month the Loan is outstanding. The monthly reductions shall take effect on the same day of the month as the Beginning Date of the period of affordability, as defined in paragraph 9 of this Agreement, and will continue throughout the period of affordability as long as the home remains the principal residence of the Homebuyer.

The City of Corpus Christi has adopted a Recapture Policy that serves to address the continued affordability of housing units acquired with HOME funds. Recaptured funds are HOME funds which



are recouped by the City of Corpus Christi when HOME assisted homeownership housing does not continue to be the principal residence of the assisted homebuyer for the full affordability period required by 24 CFR 92.254(a)(4). When HOME funds are used to assist a household in the purchase of a unit, restrictions will be placed on the unit to ensure compliance with the recapture requirements described in 24 CFR 92.254(a)(5)(ii). This section sets forth the method that will be used by the City of Corpus Christi to enforce these requirements. In the event there is a transfer of title, voluntary or involuntary, within the affordability period, the City of Corpus Christi has selected the "Owner Investment Returned First" recapture option (as defined under 24 CFR 92.254(a)(5)(ii)(A)(4) to calculate the recapture amount.

The Homebuyer Subsidy (Direct Subsidy) is the amount of the subject to the recapture provisions.

\*If the net proceeds from a voluntary sale or involuntary sale by foreclosure are insufficient to repay the prorated amount of the Loan provided to the Homebuyer, the City shall recapture the entire amount of net proceeds from the sale. If there are no net proceeds from the sale, no repayment is required. Net proceeds are defined as the sales price minus superior loan repayment and any closing costs incurred by the homebuyer.

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:

Homebuyer agrees to comply with all applicable requirements of the HUD Affordable housing homeownership statutes and regulations, including but not limited to 24 CFR §92.254, and more specifically 24 CFR § 92.254(a) entitled "Qualification as Affordable Housing: Homeownership", as amended. Homebuyer agrees that the housing being purchased must be a single residential unit. The unit maybe a house, condo, townhome, or manufactured home, Funds will not be provided to purchase properties with multi-units. The housing must be modest housing meaning the maximum sales price cannot exceed 95% of the median purchase price for the area.

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 has no current projects in this category.



**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Written standards are attached in AD-25, Unique Appendices.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The City worked closely with THN and HIP to develop and implement a Coordinated Entry System (CES) that began in April 2018. The Salvation Army has taken the lead in the effort to provide a central point to determine the housing and social service needs of homeless persons. Homeless Issues Partnership, Inc (HIP) is managing the CES.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Funds will be awarded to community-based nonprofit organizations providing emergency shelter and related services to the homeless, on a dollar-for-dollar match. ESG funds will be used for homeless prevention and rapid re-housing. During this process, request for proposals were released and nonprofit organizations applied for funding. Staff reviewed the requests and provided a narrative to department staff. Department staff reviewed, evaluated and scored each recipient request. Based on the score given, projects were ranked by score and were recommended funding by their rank. Projects were presented to City Council for approval.

It is a priority of HUD and the City of Corpus Christi to work under a "Continuum of Care" approach to homelessness to assist homeless individuals and families to obtain a decent living environment, either through rental housing or home ownership. The Housing and Community Development Department specifically seeks proposals to provide shelter and supportive services for the homeless.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City requires non-profits participating in the ESG program to have homeless representatives on their boards of directors. This is monitored on an annual basis.

5. Describe performance standards for evaluating ESG.

The City measures by using Performance Measures/Quality Controls, Monitoring Activities, and Monitoring Schedules for evaluating ESG performance standards. See Appendix 2

The City strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. City staff works with subgrantees to ensure that these requirements are met and oversees internal operations towards the same goal.

See above information for program specific requirements for the CDBG, HOME, and ESG programs.

