



CDBG 2022 Annual Action Plan Draft

Executive Summary

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

1. Introduction

The City of Texas City is a great place to live, work, and play for most. The goal is to make it great for all. In order to do this, the needs of the underserved must be addressed. Texas City's low to moderate-income resident population has a high concentration of elderly and/or disabled and youth. As a result, the City prioritizes the allocation of its CDBG resources to address the needs of this population.

This plan will lay out how the City of Texas City will utilize its CDBG (and other) funds to provide its most vulnerable population with affordable housing and suitable living environments, while increasing their economic opportunities.

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 objectives of this plan are to:

1. Provide decent affordable housing.
2. Create economic opportunities.
3. Create suitable living environments.

Through this plan, the City of Texas City will fund rehabilitation and reconstruction of homes for low to moderate-income residents; provide down payment assistance to low to moderate-income first time homebuyers to help make their home buying experience more affordable; fund the cleanup and beautification of low-income neighborhoods; improve the economic opportunities for youth through education, mentoring, job training, and career counseling; and improve the presentation of the community by demolishing dilapidated homes owned by low to moderate-income residents.

3. Evaluation of past performance

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

The evaluation of past performance indicated that there is a great need for housing rehabilitation or reconstruction in Texas City. There are currently 30 houses in pre-construction status and 7 in construction status. There are 18 applications being reviewed for approval and 190 applications in progress.

There are 11 applicants that have been pre-approved for the First Time Homebuyer Program and 2 applications being reviewed for approval. There are 167 applications in progress.

The demand is so high for both these programs that the application portal has been closed until additional funding is allocated. This is why these two programs were prioritized for funding.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The first Public Hearing was held as a part of the June 1st Texas City Commissioners' Meeting. The public will have 30 days between June 16th and July 15th to review the Annual Action Plan draft and make comments. The second Public Hearing will be held during the July 20th Texas City Commissioners' Meeting.

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.

There have not yet been any public comments.

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

There were no comments or views not accepted.

7. Summary

The City of Texas City has earmarked the majority of its 2022 CDBG allocation to housing rehabilitation/reconstruction and first time homebuyers. This will support the City's goal of ensuring that Texas City residents have affordable housing and suitable living environments. The city has significant housing stock in need of repair or reconstruction that is older (built before 1978), and most of

these homes are occupied by low to moderate-income residents. It is a priority to address these needs, especially since Texas City is on the Gulf Coast and prone to natural disasters.

Texas City is also faced with a growing need to address homelessness, especially youth. The City will increase its efforts to coordinate services for this population before it becomes a crisis.

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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
Lead Agency	TEXAS CITY	
CDBG Administrator	TEXAS CITY	Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Titilayo Smith, Community Development Program Coordinator, is responsible for the administration of the CDBG grant program and funding. Mrs. Smith reports directly to George Fuller, Director of the Community Development Department for the City of Texas City.

Consolidated Plan Public Contact Information

City of Texas City
Community Development Department
Attn: Titilayo Smith, Program Coordinator
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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

In ensuring that affordable housing needs for low-mod income Texas City residents are known and addressed various agencies, organizations, and departments were consulted with. Mayor Johnson held a planning meeting on June 9, 2022 with representatives from Texas City ISD, Gulf Coast Homeless Coalition, Texas City Housing Authority, Texas City Department of Emergency Management, Texas City Department of Community Development, the Texas City City Attorney, and the Texas City Executive Director of Management Services.

The Community Development Program Coordinator also consulted with the Texas City Department of Recreation and Tourism and the Texas Homeless Coalition (CoC).

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

The City will form the Mayor's Task Force on Homelessness to further enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

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.

The City coordinates with the Texas Continuum of Care lead for BoS (Texas Homeless Coalition) regularly via virtual meetings to address the needs of homeless persons and persons at risk of homelessness. Data is shared and strategy is discussed to improve the situation of this population.

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

N/A, Texas City does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Texas City - Dept. of Recreation and Tourism
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Agency - Management of Public Land or Water Resources Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Cleanup and beautification of low-mod income areas.
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	There was a zoom call held with Mr. Harris who is the Director of the Dept. of Recreation and Tourism. It was decided that our departments will continue to work together to address the inadequate living conditions of the City's seniors by having special processing sessions for the Housing Rehabilitation/Reconstruction Program which will give them priority. We will also work together on the clean-up and beautification of parks and waterways in low-mod income areas. An annual calendar will be developed for cleanup and beautification events. We will continue to work together on the expansion of the Carver and Sanders-Vincent Community Centers to provide space for the City's teens.
2	Agency/Group/Organization	Gulf Coast Homeless Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Marsha Wilson-Rappaport, President of the Gulf Coast Homeless Coalition participated in the planning meeting convened by Mayor Johnson on 6/9/22. She shared information on resources for Texas City's homeless population as well as statistics. The City plans to collaborate with the coalition to identify and apply for funding to provide homeless services. The City will also continue to consult with the Coalition on the needs of its' homeless population.
3	Agency/Group/Organization	Texas City Independent School District
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children 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?	Rita Baldwin, Homeless Liaison, participated in the planning meeting convened by Mayor Johnson. She provided information on the status of the homeless population in Texas City ISD. The City plans to collaborate with the District to identify and pursue resources to address the needs of the students facing homelessness.
4	Agency/Group/Organization	City of Texas City, Dept. of Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Joe Tumbleson, Emergency Manager and Homeland Security Director, participated in the planning meeting convened by Mayor Johnson. Mr. Tumbleson shared information about the effects of climate change on the city and how the City has prepared for any potential disasters. He also gave information on how low-mod income residents are disproportionately affected by disasters. As a result, Community Development will coordinate with Emergency Management to assist residents in preparing for disasters by repairing and reconstructing homes.
5	Agency/Group/Organization	Texas City Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Benjamin Davis, TCHA Deputy Executive Director, participated in the planning meeting convened by Mayor Johnson. He provided information on the affordable housing needs as it pertains to the number of people who applied for housing assistance and who are on the waiting list. He also explained that the Housing Authority will transition all of its public housing to Housing Choice Vouchers. The City and the Housing Authority will continue to work together to address the needs of low-income Texas City residents in need of affordable housing.
6	Agency/Group/Organization	Continuum of Care (CoC)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City had a zoom call with Mary Rychlik Stahlke, Director of Engagement for the TX BoS CoC. The Point In Time results were discussed. Mrs. Stahlke recommended that the City consult with Marsha Wilson-Rappaport as the head of the Local Homeless Coalition.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City did not consult with Broadband Internet Service Providers, Health/Mental Health Service Providers, Service Providers for Persons With HIV/AIDS, Child Welfare Agencies, or Service Providers for Victims of Domestic Violence.

When preparing the 2020 Consolidated Plan, it was found that at least 89% of Texas City residents have internet access, therefore it is not a priority during this planning period.

As the City moves forward with the Mayor's Task Force on Homelessness, the other agencies will be consulted.

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	Texas Homeless Coalition	

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Texas City is a wonderful place to live and the City of Texas City is working towards ensuring that all residents have decent, safe, and sanitary housing. The City is also making it a priority that affordable housing in the city is surrounded by suitable living environments. The Mayor and Commission are committed to allocating available resources to supporting the needs of low to mod-income Texas City residents.

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 first public hearing was held on Wednesday, June 1, 2022 as a part of the City Commissioner's meeting. There were 7 members of the public present. Three of the members of the public asked questions about the workings of the various programs funded with CDBG. There were no suggestions for the development of the Action Plan.

It was announced that the Action Plan draft will be available from June 15th to July 15th. The 2nd public hearing will be held at the July 20th Commissioner's meeting.

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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	The hearing was held as a part of the City of Texas City Commissioner's meeting. The Mayor and Commissioners were in attendance as well as all of the management staff of the City. There were 7 members of the public in attendance.	Three of the attendees asked questions about the First Time Homebuyer Program, Cleanup and Beautification, Demolition, and housing assistance. All questions were to get clarity on how the programs worked. There were no comments/suggestions for the Action Plan.	There were no comments not accepted.	
2	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City has received the 2022 CDBG allocation and it is a decrease from the previous year. This decrease will prevent the City from addressing the needs of all of the low-income residents.

As for prior year resources, in addition to the CDBG funds available there are also American Rescue Plan funds available that are being utilized for the Housing Rehabilitation/Reconstruction Program.

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	414,445	0	250,000	664,445	828,890	The 2022 CDBG allocation is \$414,445. It is estimated that \$250,000 will be available for PY' 2022 from prior years' 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: \$		
Other	public - federal	Housing	300,000	0	0	300,000	200,000	The City allocated \$1,000,000 during PY' 2021 for Housing Rehabilitation/Reconstruction. It is expected that \$300,000 remaining will be available for PY' 2022 and \$200,000 will be available for the remainder of the Consolidated Plan period.

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

Federal funds (CDBG) will be used to leverage additional federal funds (ARP) for the Housing Rehabilitation/Reconstruction Program. For every \$5,000 of CDBG funds there will be \$20,000 of ARP funds provided for housing rehabilitation. There are no matching requirements.

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

City-owned land will be used for the expansion of the Carver and Sanders-Vincent Community Centers. The expansion will provide activity space for youth ages 13-19 who are in low-mod income areas.

Discussion

The need exceeds the CDBG allocation, specifically for housing rehabilitation and reconstruction. The City has put a focus on preserving housing stock and the condition of many of the houses occupied by low-mod income residents needs to be addressed. The City wants to ensure that these residents are safe in their homes if/when the next natural disaster hits.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Housing Assistance	2020	2024	Affordable Housing	City Wide	Make Affordable Housing Accessible	CDBG: \$40,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted
2	Provide Supportive Services & Employment for Youth	2020	2024	Non-Housing Community Development	City Wide	Provide Employment & Career Development for Youth	CDBG: \$100,000	Other: 10 Other
3	Housing Reconstruction	2020	2024	Affordable Housing	City Wide	Preserve Housing Stock	CDBG: \$210,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
4	Improve Condition of Housing Stock	2020	2024	Affordable Housing	City Wide	Preserve Housing Stock	CDBG: \$120,000 American Rescue Plan: \$300,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve Presentation of Low- to Mod-Areas	2020	2024	Non-Housing Community Development	Low and Moderate Income Areas	Preserve Housing Stock	CDBG: \$31,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 775 Persons Assisted
6	Remove Slum & Blight	2020	2024	Non-Housing Community Development	City Wide	Make Affordable Housing Accessible	CDBG: \$32,000	Buildings Demolished: 6 Buildings
7	Administration/Planning	2020	2024	Administration/Planning			CDBG: \$131,445	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Housing Assistance
	Goal Description	The City of Texas City estimates that 5 beneficiaries will be assisted with downpayment assistance through the First Time Homebuyer Program. Up to \$7,500 will be granted to each beneficiary for up to 50% downpayment assistance and eligible closing costs.

2	Goal Name	Provide Supportive Services & Employment for Youth
	Goal Description	<p>The City of Texas City estimates that 10 beneficiaries will be assisted with \$4,000 in education costs directly to their educational institution through the Hire Up! Summer Internship Program. The interns will be provided with mentoring by City leadership and career counseling services over an 8-week period during the Summer. Eligible participants will be college students studying in fields related to government administration.</p> <p>The City will be using prior years' CDBG funds for this goal. It is estimated that \$70,000 will be available.</p>
3	Goal Name	Housing Reconstruction
	Goal Description	<p>The City of Texas City estimates that 1 beneficiary will have their home rebuilt through the Housing Rehabilitation/Reconstruction Program. The beneficiary will be low-moderate income whose home is in such a state that reconstruction is warranted.</p>
4	Goal Name	Improve Condition of Housing Stock
	Goal Description	<p>The City of Texas City estimates that 15 beneficiaries will receive home repairs through the Housing Rehabilitation/Reconstruction Program. Each beneficiary will be able to receive up to \$5,000 in CDBG funds and up to \$20,000 in American Rescue Plan funds.</p> <p>Prior years' resources will be allocated to this goal.</p>
5	Goal Name	Improve Presentation of Low- to Mod-Areas
	Goal Description	<p>The City of Texas City intends to improve the presentation of low-moderate income areas through the Neighborhood Cleanup and Beautification Program under the umbrella of Keep Texas City Beautiful. Areas will include vacant lots, parks, waterways, and streets. The City will provide equipment, beautification materials, bulk item removal, manpower, permits, and coordination assistance.</p> <p>Prior years' resources will be allocated to this goal.</p>

6	Goal Name	Remove Slum & Blight
	Goal Description	The City of Texas City estimates that 6 beneficiaries will have the opportunity to have their dilapidated homes demolished through the Demolition Program. The beneficiaries will be low-moderate income residents of Texas City. The opportunity will allow them to rebuild affordable housing. Prior years' funds will be allocated to this goal.
7	Goal Name	Administration/Planning
	Goal Description	The City of Texas City will provide administrative services for CDBG activities including the salary and benefits of the Program Coordinator as well as supplies, services, and equipment needed to administer the program.

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Projects

AP-35 Projects – 91.220(d)

Introduction

Texas City is a great place to live. Unfortunately, there are low-mod income Texas City residents who have not been able to maintain their homes and/or neighborhoods. A great number of them are elderly and/or disabled. In order for Texas City to remain a great place to live the housing stock and neighborhoods must not only be preserved, but also improved.

Projects

#	Project Name
1	Housing Rehabilitation/Reconstruction Program 2022
2	First Time Homebuyer Program 2022
3	Hire Up! Summer Internship Program 2022
4	Demolition Program 2022
5	Administration/Planning 2022
6	Neighborhood Cleanup and Beautification 2022

Table 7 - Project Information

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

In order to preserve and improve the housing stock and neighborhoods of Texas City, the Housing Rehabilitation/Reconstruction and Neighborhood Cleanup and Beautification Programs have funding priority. One major obstacle that the City faces in meeting the goal of preserving housing stock is lack of funding to adequately address the issue of lead based paint in homes built before 1978 needing repair.

AP-38 Project Summary
Project Summary Information

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1	Project Name	Housing Rehabilitation/Reconstruction Program 2022
	Target Area	Low and Moderate Income Areas City Wide
	Goals Supported	Housing Reconstruction Improve Condition of Housing Stock
	Needs Addressed	Preserve Housing Stock
	Funding	CDBG: \$330,000 American Rescue Plan: \$300,000
	Description	The Program will identify and pay eligible Contractors up to \$25,000 to do eligible repairs on the homes of low-mod income Texas City residents. It will also demolish and reconstruct the homes of low-mod income Texas City residents with a budget of up to \$200,000. The program will not pay for relocation or storage costs incurred.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 low-mod income families will benefit from housing rehabilitation activities and 1 low-mod income family will benefit from housing reconstruction activities.
	Location Description	The activities will be citywide throughout Texas City, including low-mod income areas.
	Planned Activities	Eligible home repairs will be done for up to 15 low-mod income families. Each home will be eligible for \$5,000 in CDBG funds and \$20,000 in American Rescue Plan funds (remaining from previous year). If warranted and financially feasible, lead-based paint issues will be addressed. It is estimated that 1 low-mod income family will have their home demolished and reconstructed. The condition of the home must be at a level where repairs would not be financially efficient. There will be a priority for elderly and/or disabled homeowners.
2	Project Name	First Time Homebuyer Program 2022
	Target Area	Low and Moderate Income Areas City Wide
	Goals Supported	Provide Housing Assistance
	Needs Addressed	Make Affordable Housing Accessible

	Funding	CDBG: \$40,000
	Description	The First Time Homebuyer Program provides downpayment assistance to low-mod income Texas City residents who qualify as first time homebuyers purchasing homes within the Texas City city limits.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 5 low-mod income families will benefit from these activities.
	Location Description	The activities will be citywide throughout Texas City.
	Planned Activities	The program will provide up to \$7,500 in assistance to cover up to 50% of the downpayment and eligible closing costs. The beneficiary will be required to attend a HUD approved Housing Education Course (not self guided) prior to receiving the grant. All participating realtors and lenders will be provided training on the program.
3	Project Name	Hire Up! Summer Internship Program 2022
	Target Area	Low and Moderate Income Areas City Wide
	Goals Supported	Provide Supportive Services & Employment for Youth
	Needs Addressed	Provide Employment & Career Development for Youth
	Funding	CDBG: \$100,000
	Description	The Summer Internship Program will provide job training, mentoring, and career counseling services to low-mod income Texas City residents enrolled in college programs related to government services and administration. At the completion of the program the City will pay \$4,000 to the educational institution in which the participant is enrolled.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 low-mod income families will benefit from these activities.
	Location Description	The activities will be undertaken citywide throughout Texas City.

	Planned Activities	The interns will be assigned to City departments related to their field of study for job training, mentoring, and career counseling services. Career counseling services will be provided by an independent contractor. At the completion of the 8-week program, the City will pay the educational institution in which the intern is enrolled \$4,000 for educational services.
4	Project Name	Demolition Program 2022
	Target Area	Low and Moderate Income Areas City Wide
	Goals Supported	Remove Slum & Blight Improve Condition of Housing Stock Improve Presentation of Low- to Mod-Areas
	Needs Addressed	Preserve Housing Stock Make Affordable Housing Accessible
	Funding	CDBG: \$32,000
	Description	The Demolition Program will demolish dilapidated houses owned by low-mod income Texas City residents.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 low-mod income families will benefit from these activities.
	Location Description	Activities will be performed citywide throughout Texas City.
	Planned Activities	The City of Texas City will demolish the dilapidated homes of up to 6 low-mod income Texas City residents. The homes may be located citywide.
5	Project Name	Administration/Planning 2022
	Target Area	
	Goals Supported	Administration/Planning
	Needs Addressed	Preserve Housing Stock Provide Public Space for Youth Make Affordable Housing Accessible Economic Development Provide Employment & Career Development for Youth
	Funding	CDBG: \$131,445

	Description	The City of Texas City will provide administrative services for CDBG activities, including the salary and benefits for the Program Coordinator as well as the supplies, equipment, and services necessary to administer the grant activities and funds.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Neighborhood Cleanup and Beautification 2022
	Target Area	Low and Moderate Income Areas City Wide
	Goals Supported	Improve Presentation of Low- to Mod-Areas
	Needs Addressed	Preserve Housing Stock
	Funding	CDBG: \$31,000
	Description	Under the umbrella of "Keep Texas City Beautiful", the City of Texas City will conduct cleanup and beautification activities of vacant lots, parks, waterways, and streets in low-mod income areas.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 775 individuals will benefit from the activities.
	Location Description	The activities will be in low-mod income areas of Texas City.
	Planned Activities	The City will provide equipment, supplies, manpower, permits, and coordination for the cleanup and beautification of low-income parks, waterways, streets and neighborhoods. Activities will be done under the umbrella of "Keep Texas City Beautiful" in collaboration with the Department of Recreation and Tourism and the Department of Solid Waste Services.

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

Although Texas City has low-income and minority concentration areas, there are many low-income and minority residents scattered throughout the city. As a result, assistance will be directed citywide with an emphasis on low-income and minority concentration areas like Chelsea Manor.

Geographic Distribution

Target Area	Percentage of Funds
Low and Moderate Income Areas	20
City Wide	80

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As mentioned above, Texas City is unique in that there are areas throughout the city that are not identified as low-income and/or minority concentrated areas but have many low-income and/or minority residents. For example, there are areas where residents who used to be middle-income are now elderly and/or disabled and on fixed incomes. The City wants to ensure that these residents receive the assistance that they need to stay in their homes. So, funds for the Housing Rehabilitation/Reconstruction Program are available citywide.

Discussion

The City will focus funds for neighborhood cleanup and beautification on low-income and minority concentrated areas. Funds will be available to low-income and minority households throughout the city for housing rehabilitation and reconstruction. Funds will also be available citywide to low-mod income residents for the First Time Homebuyer Program, the Hire Up! Internship Program, and the Demolition Program.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

According to the Texas Affiliation of Housing Affordable Housing Providers, "Affordable Housing needs are growing every day. Studies show that housing costs continue to rise while incomes grow at a much slower pace. With almost half of Texans spending more than 30% of their household income on housing costs, the need for Affordable Housing is more important now than ever before."

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	11
Special-Needs	10
Total	21

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	16
Acquisition of Existing Units	5
Total	21

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

Discussion

Texas City recognizes that there is a great need for affordable housing in the city. The last time that the Texas City Housing Authority opened up the waiting list for the Housing Choice Voucher Program there were over 2000 applicants. Unfortunately, only about 10% of those applicants were able to get a spot on the list.

There is also an increasing number of homeless individuals and families in the city. Texas City ISD's Homeless Liaison reports that there are 300-400 children in the District who are homeless. It is noted that 80-100 of those children are unaccompanied, i.e.: they are living separately from their parent(s). The Gulf Coast Housing Coalition reports that on the average, 10-12% of Galveston County shelter residents are from Texas City.

Because of these statistics, the City realizes that it must allocate a significant amount of resources to maintaining and improving existing housing stock, providing housing assistance, and improving the living

conditions in low-income and minority concentrated areas.

AP-60 Public Housing – 91.220(h)

Introduction

The Texas City Housing Authority works closely with the City of Texas City Community Development Department to maintain and improve public housing in the city. For the 2021 program year the City funded the repair of 25 public housing single-family homes through CDBG. Collaboration will continue as the City looks for solutions to the problem of homeless youth and youth who are at-risk of being homeless.

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

During the next year the TCHA plans to transition all of its public housing units to project-based Housing Choice Vouchers.

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

The TCHA already has a public housing resident on its Board. The Housing Authority and the City will work together to explore the viability of implementing a homeownership program for public housing residents and Housing Choice Voucher recipients.

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

The Texas City Housing Authority is not designated as troubled.

Discussion

The TCHA administration understands that it does not receive enough funding to address the needs of the low-income citizens of Texas City. It will work with the City to identify and implement creative partnerships to address the needs.

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

Introduction

Inherently, The City of Texas City has not directly provided housing services to homeless individuals or families. Mayor Johnson is now taking a closer look at the homeless population in the city and possible solutions to address their needs. Solutions include communication and collaboration with the local homeless services network.

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

The City of Texas City will continue to work with the CoC and the local lead agency (Gulf Coast Homeless Coalition) to understand and address the individual needs of the city's homeless population. Mayor Johnson has committed to ensuring that there is an ongoing conversation between the City and the stakeholders involved in providing services to homeless persons. The City will continue to utilize the Point-In-Time assessment which reaches out to homeless persons and identifies their individual needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

This year the City will be exploring ways to directly address the emergency shelter and transitional housing needs of homeless persons. In the meantime, the City will continue to refer those in need to other organizations and agencies that provides these services.

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

According to the TCISD Homeless Liaison, there are currently between 300-400 students who are experiencing homelessness from Texas City. 80-100 of them are unaccompanied youth, others are part of homeless families. The City is committed to working with the District to assist those students (and their families) in making the transition to affordable permanent housing and independent living.

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.

During the 2021 program year, the City provided Emergency Rental Assistance to low-income individuals and families affected by COVID to help them avoid becoming homeless with CDBF-CV funds. The City would like to continue to offer rental assistance to low-income individuals but unfortunately it does not received enough CDBG funding to do so. If the City receives additional funding from CDBG or other sources it will continue the Emergency Rental Assistance Program.

As for those who are being discharged from publically funded institutions and systems of care; or, receiving assistance from public or private agencies the City will continue to refer them to other organizations and agencies that provide the needed services.

Discussion

Although Texas City does not have a homeless problem relative to cities like Houston, the City believes that even one homeless individual/family is a problem that should be addressed. Moving forward, the City will ramp up its efforts to assist the homeless population with an emphasis on the youth.

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

Introduction:

The City of Texas City has identified barriers to affordable housing such as the IBD zone which limits repairs and/or reconstruction of houses in the zone, rental and utility deposits, and other fees associated with purchase and/or repairs.

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 currently works with IBD Zone residents who are residing in houses that are dilapidated. The residents are offered a land swap, when available, and the City works with builders that specialize in affordable housing to build a new home for them on the new land.

The City will look into implementing a sliding fee schedule for the fees and charges associated with rentals, and homeownership. It will also seek funding to assist with rental and utility deposits.

Discussion:

Eliminating barriers to affordable housing is a priority for the Mayor and Commission of Texas City. The administration will seek out collaborators to address the issues identified and uncover any other issues that it is not aware of.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Texas City is proud to be able to assist its low and moderate-income residents in improving their quality of life. The City is looking for creative ways to address their needs, including public/private partnerships. It is noted that most low to mod-income households spend the majority of their monthly income on housing. The City is doing its part to ensure that its low to mod-income residents not only have a place to reside, but also that the place is suitable and affordable.

Actions planned to address obstacles to meeting underserved needs

The City plans to address obstacles to meeting underserved needs by seeking and implementing ways to reduce or eliminate rent and/or utility deposits, as well as other fees and charges related to housing in Texas City.

The City also plans to identify resources to address the lead-based paint remediation needs throughout Texas City.

Actions planned to foster and maintain affordable housing

The Community Development Department is administering three programs to foster and maintain affordable housing, the Housing Rehabilitation/Reconstruction Program, the First Time Homebuyer Program, and the Neighborhood Cleanup and Beautification Program. The Housing Rehabilitation/Reconstruction Program and the Neighborhood Cleanup and Beautification Program maintains affordable housing. The First Time Homebuyer Program fosters affordable housing.

Actions planned to reduce lead-based paint hazards

Through the Housing Rehabilitation/Reconstruction Program, the City has encountered a significant number of homes in need of repair that were built prior to 1978. With the funds from the American Rescue Plan giving each program participant an additional \$20,000 for repairs, the City will be able to reduce lead-based paint hazards through remediation actions.

The Community Development Department is also seeking funds from other sources to address this issue.

Actions planned to reduce the number of poverty-level families

The City currently has its inaugural cohort of Summer Interns in the Hire Up! Internship Program to provide Texas City youth, from low-income families, in college the opportunity to obtain on-the-job training, mentoring, and career counseling with the objective of reducing the number of poverty-level

families in the city.

Actions planned to develop institutional structure

The City will continue to develop institutional structure by fully implementing the use of Neighborly Software to ensure that there are systems in place for checks and balances within our processes.

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

The City of Texas City plans to enhance coordination between public and private housing and social service agencies by forming the Mayor's Task Force on Homelessness. The task force will work to implement ways to decrease the number of homeless in Texas City by identifying and coordinating housing and social services.

Discussion:

Great strides are being made in Texas City to provide and improve the living conditions of low to moderate-income residents. Using CDBG funds, the City is preserving its affordable housing stock and improving low-income neighborhoods. It is also working to reduce the number of low-income families in the City by increasing the earning potential of its youth.

The City understands that it can't go about these tasks alone, and is therefore improving coordination with public and private housing and social service agencies under the umbrella of the Mayor's Task Force on Homelessness.

The City will also proactively seek additional funds to supplement its Community Development activities.

Program Specific Requirements

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

Introduction:

The City of Texas City does not receive any program income. It also does not have any section 108 loans, urban renewal settlements, grant funds returned to the line of credit, or income from float-funded activities.

It is estimated that 80% of the CDBG funds allocated will be used to benefit low to mod-income Texas City residents. There are no urgent need activities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

The City of Texas City will use a consecutive period including 2022, 2023, and 2024 to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

