



*Texas City*  
EST. 1911

# COMMUNITY DEVELOPMENT DEPARTMENT 2021 ACTION PLAN



AUGUST 2021

## **Executive Summary**

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

#### **1. Introduction**

The City of Texas City Community Development Department is dedicated to promoting Texas City's residents, neighborhoods, individuals, businesses and environment by identifying revitalization opportunities, fostering community partnerships, providing support to social services, when and where possible creating economic opportunities, cultivating neighborhood leadership, and engaging in active housing assistance programs to create equitable living environments that enhance and sustain the quality of life for all residents.

#### **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.

See AP-38 Project Summary.

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

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

During PY 2020, The City intended to make significant investments in advancing affordable housing activities in the community from housing rehabilitation to homeownership opportunities through the use of Community Development Block Grant (CDBG) funds. But due to COVID and lack of staff the City did not render the results intended. As a result, the City has chosen projects that will create a significant impact now that society has begun to open back up after the pandemic.

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

Summary from citizen participation section of plan.

In accordance with 24 CFR Part 91, and the Citizen Participation Plan, the City conducts a comprehensive community participation process to ensure inclusion of all residents, especially low-income persons living in designated target areas, and local public and private agencies. The Plan also encourages comments and participation from all the City of Texas City residents, including minorities, non-English

speaking persons, and persons with disabilities. The City does not have any designated revitalization or slum and blight areas according to HUD’s definitions; however, slum and blight on a “spot” basis will be utilized for neighborhood clean-up activities.

During the 2020-2024 Consolidated Plan process, the City advertised meetings in publications of general circulation, facilitated two (2) public meetings, and consulted directly with stakeholders. The purpose of the public meetings was to inform residents and stakeholders about the Consolidated Plan and first and second-year Annual Action Plans, describe the process, solicit input on the development of Plans, and make available tables and maps to be analyzed for the Consolidated Plan.

Wednesday, June 15, 2021 – 1st Public Hearing - 6:00 pm – Presentation and Discussion of the Five-Year 2020-2024 Consolidated Plan/PY2020 and PY2021 Action Plan(s)

Wednesday, June 30, 2021 – 2nd Public Hearing – 1:00 pm and 6:00pm – Presentation and Discussion of the Five-Year 2020-2024 Consolidated Plan/PY2020 and PY2021 Action Plan(s)

**Virtual Public Meetings** - To respond to the Coronavirus Crisis and the impacts of social distancing, the City of Texas City conducted multiple virtual public meetings and accepted written comments as part of the participation process.

## **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 were no written 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 will utilize CDBG funds to address the needs of its individual and business citizens. Considering the limited amount of funding the City has chosen projects that will have the most impact. The City consulted with other stakeholders to put together a viable plan. The City also invited the citizens to be a part of the process.

**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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	TEXAS CITY	
CDBG Administrator	TEXAS CITY	Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Titilayo Odion, CDBG Program Coordinator  
City of Texas City  
Community Development Department  
1801 9th Ave. N  
Texas City, TX 77592  
todion@texascitytx.gov  
409-502-4401

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

### **1. Introduction**

The City of Texas City recognizes partnerships with public and private entities are vital to the provision of effective services to the Texas City community. Each strategy prioritized by the City is only accomplished through effective collaborations with community partners. These partners provide the expertise needed to ensure quality service provision, housing development, and neighborhood revitalization efforts. In preparation for this Action Plan, Texas City's TCCDD performed extensive outreach to both citizens and stakeholders. These stakeholders included people who work with low- and moderate-income persons, persons with special needs, persons of protected classes, or work in low- and moderate-income areas. Coordination and consultation with public and private agencies is important to the City of Texas City when developing its Consolidated and Annual Action Plans. TCCDD will continue to work with a number of City departments, the Texas City Housing Authority, non-profit organizations, and other stakeholders to ensure that the planning process is both comprehensive and inclusive. Texas City's Community Development Department secures information from stakeholders and residents regarding existing conditions and strategies for addressing current needs.

#### **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))**

Coordination between TCHA and Galveston County Health Department is carried out through satellite locations which provide a full range of health services to under or uninsured citizens.

#### **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.**

TCCD continues to work closely with the Gulf Coast Homeless Coalition, the Texas Balance of State CoC Lead Agency and the Children's Center, INC. The Texas Balance of State Continuum of Care (TX BoS CoC) has a Coordinated Entry (CE) system to make the referral process more efficient.

#### **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**

Texas City Community Development Department 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	<b>Agency/Group/Organization</b>	Texas City Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CDBG Program Coordinator and the TCHA Deputy Director met in person. It is anticipated that the two entities will coordinate on addressing the needs of the HA's housing and residents.
2	<b>Agency/Group/Organization</b>	City of Texas City, Dept. of Economic Development
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CDBG Program Coordinator and the Economic Development Director met in person to discuss the economic development needs of the city. The anticipated outcome is to improve the facades of two buildings in the downtown area to make the area more inviting for economic development.
3	<b>Agency/Group/Organization</b>	City of Texas City, Dept. of Emergency Management
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Hazard Mitigation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CDBG Coordinator provided survey questions regarding emergency planning efforts to protect low-income areas in the city.
4	<b>Agency/Group/Organization</b>	Texas City Public Works Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CDBG Coordinator provided survey questions regarding public facilities & improvement need in low- to moderate-income areas.

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

N/A

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Gulf Coast Homeless Coalition	N/A

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

N/A

## **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**

In accordance with 24 CFR Part 91, and the Citizen Participation Plan, the City conducts a comprehensive community participation process to ensure inclusion of all residents, especially low-income persons living in designated target areas, and local public and private agencies. The Plan also encourages comments and participation from all the City of Texas City residents, including minorities, non-English speaking persons, and persons with disabilities. The City does not have any designated revitalization or slum and blight areas according to HUD’s definitions, however, slum and blight on a “spot” basis will be utilized for neighborhood clean-up activities.

During the 2020-2024 Consolidated Plan process, the City advertised meetings in publications of general circulation, facilitated two (2) public meetings, and consulted directly with stakeholders. The purpose of the public meetings was to inform residents and stakeholders about the Consolidated Plan and first and second-year Annual Action Plans, describe the process, solicit input on the development of Plans, and make available tables and maps to be analyzed for the Consolidated Plan.

Wednesday, June 15, 2021 – 1st Public Hearing - 6:00 pm – Presentation and Discussion of the Five-Year 2020-2024 Consolidated Plan/PY2020 and PY2021 Action Plan(s)

Wednesday, June 30, 2021 – 2nd Public Hearing – 2:00 pm and 7:00pm – Presentation and Discussion of the Five-Year 2020-2024 Consolidated Plan/PY2020 and PY2021 Action Plan(s)

Virtual Public Meetings- To respond to the Coronavirus Crisis and the impacts of social distancing, the City of Texas City conducted multiple virtual public meetings and accepted written comments as part of the participation process.

**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	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	There were 2 attendees.	There were no comments received.	There were no comments not accepted.	

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	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	N/A	N/A	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)
3	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	There were 2 attendees.	There were no comments received.	There were no comments not accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### **Introduction**

The City of Texas City's PY 2021 Action Plan covers the period from October 1, 2021 to September 30, 2022. The city's total entitlement amount is \$452,292. While HUD's allocation is critical, it is not sufficient to overcome the barriers and address the community needs that low income individuals and families face in attaining self-sufficiency. The City will continue to use the entitlement funds to provide and support services to the populations in need. The City uses public/private resources to attract investment to enhance the living conditions in its growing city. Community Development Block Grant Funds are the only resources that the city will receive to service low-income families and low income

areas.

**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	452,292	0	0	452,292	1,356,876	Funds will be used to support eligible activities and meet National Objectives.

**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**

The City does not expect any additional funds.

**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 of Texas City owns the two buildings that will be made handicap accessible. The first is the building where the new Community Development office will be and the second is an old post office that will be repurposed once accessible. The City also owns the lot that will be revitalized to prevent slum and blight behind the Food Truck Park. Lastly, the City owns the buildings that will receive a facade upgrade to increase economic development in the area.

**Discussion**

The City of Texas City has a unique opportunity to expand its services through CDBG funding. As a result of COVID-19, the City was unable to utilize the prior year's funds so for the 2021 Action Plan the City will be able to do some innovative projects to prevent slum and blight and improve economic development.

## 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	Improve Access to Public Facilities	2021	2022	Non-Housing Community Development	City Wide	Improve Public Infrastructure & Facilities	CDBG: \$147,475	Other: 2 Other
2	Provide Housing Assistance	2020	2025	Affordable Housing	City Wide	Make Affordable Housing Accessible	CDBG: \$52,500	Direct Financial Assistance to Homebuyers: 7 Households Assisted
3	Provide Supportive Services & Employment for Youth	2020	2025	Non-Housing Community Development	City Wide	Provide Employment & Career Development for Youth	CDBG: \$60,000	Jobs created/retained: 15 Jobs
8	Administration/Planning	2020	2025	Administration/Planning	City Wide	Make Affordable Housing Accessible	CDBG: \$90,458	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Improve Presentation of Low- to Mod-Areas	2021	2022	Non-Housing Community Development	Low and Moderate Income Areas	Improve Public Infrastructure & Facilities Economic Development	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 775 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Improve Access to Public Facilities
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Provide Housing Assistance
	<b>Goal Description</b>	First Time Homebuyer's Program is designed to support homeownership opportunities by providing direct financial assistance to potential homeowners for down-payment costs.
3	<b>Goal Name</b>	Provide Supportive Services & Employment for Youth
	<b>Goal Description</b>	Public service activity designed to provide employment opportunities for LMI youth.
8	<b>Goal Name</b>	Administration/Planning
	<b>Goal Description</b>	Operate program and manage activities to carry out CDBG grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents/reports such as the Consolidated Plan, Annual Action Plan, CAPER, etc.

9	<b>Goal Name</b>	Improve Presentation of Low- to Mod-Areas
	<b>Goal Description</b>	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Texas City is growing at a fast pace and the youth are a big part of that growth. The City will focus all of its public services funds on youth services. The City will also address other needs to assist the physically disabled and elderly with CDBG funds.

### Projects

#	Project Name
1	Public Buildings Ramps
2	First Time Homebuyer's Program 2021
3	Youth Services 2021
8	Administration/Planning 2021
9	Development of Park

**Table 7 - Project Information**

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

The City determines priorities as high, medium and low or no need. In doing so, the needs within the community are determined by considering the information contained in the Needs Assessment, Housing Market Analysis, citizen participation process and consultations with other City departments and agencies. Based on the amount of CDBG funding the received, the City also assesses the areas with the most need for assistance and the type of activities that will best meet those needs.

Priorities are defined as follows:

There are obstacles produced by various elements that hinder the City's ability to meet the needs within the community. The lack of affordable housing, the broad array of homeless needs and the extent of non-housing needs exceed funding allocations. As a result the City makes every effort to supplement other investments and meet as many of the underserved needs as possible. The current environment regarding the impacts of the Coronavirus and the fluctuations within the housing market have also presented recent and substantive obstacles over and above those normally facing the City. Household incomes have not risen sufficient to meet the increased cost of living resulting in many families seeking access to services beyond the capacity of service providers in many cases. The City maximizes its CDBG funds to the fullest extent possible to assist where needs are underserved.



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

1	<b>Project Name</b>	Public Buildings Ramps
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Improve Access to Public Facilities
	<b>Needs Addressed</b>	Improve Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$147,476
	<b>Description</b>	Installation of ramps on two public building to make them ADA compliant.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Old Post Office at 3rd Ave. and 6th St. Community Development building at 928 5th Ave.
	<b>Planned Activities</b>	Installation of ramp at old Post Office. Installation of ramp at Community Development building.
2	<b>Project Name</b>	First Time Homebuyer's Program 2021
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide Housing Assistance
	<b>Needs Addressed</b>	Make Affordable Housing Accessible
	<b>Funding</b>	CDBG: \$30,812
	<b>Description</b>	First Time Homebuyer's Program is designed to support homeownership opportunities by providing direct financial assistance to potential homeowners for down-payment costs.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four (4) low- to moderate-income families will benefit from these activities.
	<b>Location Description</b>	Citywide, individual locations have not been identified yet.
	<b>Planned Activities</b>	Direct Financial Assistance to Homebuyers.
3	<b>Project Name</b>	Youth Services 2021
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Provide Supportive Services & Employment for Youth
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Public service activity designed to provide employment opportunities for LMI youth.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 15 low- to moderate-income Youth will benefit from these activities.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Summer Youth employment.
4	<b>Project Name</b>	Administration/Planning 2021
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Administration/Planning
	<b>Needs Addressed</b>	Make Affordable Housing Accessible
	<b>Funding</b>	CDBG: \$90,459
	<b>Description</b>	Operate program and manage activities to carry out CDBG grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents/reports such as the Consolidated Plan, Annual Action Plan, CAPER, etc.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
5	<b>Project Name</b>	Development of Park
	<b>Target Area</b>	Low and Moderate Income Areas
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Improve Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$100,000

<b>Description</b>	Development of vacant lot for recreational use.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 755 low- to moderate-income families will benefit.
<b>Location Description</b>	Lot is located in the low- mod-area at 501 8TH AVE N TEXAS CITY, TX 77590.
<b>Planned Activities</b>	Development of vacant lot.

## **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**

Most of the activities the City will fund are citywide, however, funds often result in assisting low-income beneficiaries residing in predominantly low-income and minority concentrated areas of the City. The Census Tracts of 7222 and 7223 are representative of these areas and have been identified by HUD as Racially and Ethnically Concentrated Areas of Poverty (RECAPs). Primarily, the City has targeted its area benefit activities to the southeastern portions of the City. These Census Tracts and Block Groups meet HUD’s definition of low and moderate income where at least 51% of households have incomes at or below 80% of the area median income. These areas also coincide with local studies and analyses results which indicate that there is a presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, among other conditions.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Low and Moderate Income Areas	15
City Wide	85

**Table 8 - Geographic Distribution**

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

The Needs Assessment, Housing Market Analysis, and community input determined the areas throughout the City that suffer from a lack of affordable housing and public services to reduce poverty. During this process, the City engaged with residents, public housing tenants, neighborhood agencies and leaders, social service providers and local/regional government entities to identify the needs in the target areas.

### **Discussion**

N/A

## Affordable Housing

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

#### Introduction

The city will utilize \$249,333 in Fiscal Year 2021 to address identified housing needs and places a high priority on homeownership and the preservation of the existing housing stock allowing seniors and low-income homeowners a chance to remain in their homes.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	31
Special-Needs	0
Total	31

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	31

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

#### Discussion

N/A

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

### **Introduction**

N/A- public housing units are being switched to project based Section 8.

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

N/A- public housing units are being switched to project based Section 8.

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

N/A- public housing units are being switched to project based Section 8.

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

PHA is not designated as troubled.

### **Discussion**

N/A

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

### **Introduction**

The City of Texas City fortunately does not have a large number of homeless persons and therefore does not have the resources to serve them. The City works with the Gulf Coast Homeless Coalition to ensure that this population is not left by the wayside.

### **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 will not reach out to homeless persons. If homeless persons contact the City they will be given a referral for services.

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

There are no emergency shelters or transitional housing in Texas City. The City will refer homeless persons to organizations that provide those 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**

Texas City will refer homeless persons out for such services.

#### **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.**

Texas City will refer homeless persons out for such services.

**Discussion**

At this time Texas City does not have the resources to provide services to homeless persons. The City works with the Gulf Coast Homeless Coalition to ensure that homeless persons are provided services.

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

### **Introduction:**

As mentioned previously in the MA-40 Section of the Consolidated Plan, various elements can create barriers to affordable housing including negative effects of public policy, and regulations as well as national, regional, and local housing market conditions. More recently, the demand for affordable housing has increased. Due to property appreciation and escalating prices, the supply is lower and less affordable or simply unavailable.

Additionally, the cost of new housing production becomes more expensive. For example, the cost of lumber has increased significantly since the COVID-19 pandemic. These recent changes in the market conditions along with insufficient financial resources available have impacted the availability of affordable housing.

### **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 strives to take actions to foster and maintain affordable housing. The City will continue the implementation of the rental registry program to help ensure that landlords maintain their rental properties which will remove barriers to affordable housing.

In addition, the city will continue to implement various programs to assist low-and moderate-income households to obtain decent affordable housing. The city's homeowner rehabilitation program will ensure that eligible residents living in substandard properties will have decent, safe, and sanitary living conditions. The city's homebuyer assistance program will offer closing cost assistance to first time low - and moderate- income homebuyers as well as financial counseling and homebuyer training.

The city will continue to support and provide technical assistance to non-profit organizations providing affordable housing services to homeless, residents of the Texas City Housing Authority, and other low-income persons, and other public service providers.

### **Discussion:**

The cost of maintaining and increasing affordable housing in Texas City will continue to be a challenge. The increased cost of general homeowner insurance and flood insurance clearly have an impact on its residents' ability to sustain current housing.

The City has reviewed its public policies to determine their impact on affordable housing. It has concluded that there are no policies that contributes to a concentration of racial / ethnic minority

groups. The building codes are adopted from the International Building Code (IBC) of 2015. These codes set minimum standards for code and compliance in the city. They are in place to enforce acceptable building standards for affordable housing units but do not impede the development of affordable housing.

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

### **Introduction:**

The City of Texas City understands that the needs of city residents extend well beyond those related to housing and public improvements. There are challenges related to lead-based paint hazards, poverty, improving institutional structures, and enhancing coordination between public and private service agencies serving the residents of Texas City. The actions outlined below represent steps the City intends to implement over the next fiscal year in addressing the housing and community development needs of low and moderate income residents.

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

The primary obstacle in meeting the needs of the underserved is sufficient resources to meet the needs identified in the outreach and analysis conducted for this Action Plan. Addressing all housing, homeless and community development needs is a difficult task due to lack of funding. Texas City utilizes all possible resources and seeks opportunities to coordinate and leverage other sources to meet underserved needs. Currently, the housing market represents an increased need for both homebuyers and renters. Incomes have remained somewhat stagnant while costs have been rising significantly leading to increased numbers of families and individuals needing assistance. Lack of funds limits the City's capacity to implement new or expand existing programs.

Texas City will assist qualified new homebuyers with funds to offset down payment/closing costs to expand homeownership as much as possible. The City also will utilize funds to eliminate blight on a "spot basis" where demolition and clearance activities improve negative living conditions across the city.

Persons with disabilities and seniors/elderly will have improved access to city services through efforts to enhance accessibility to public facilities.

Consistent with the Five-Year 2020-2024 Consolidated Plan, the City will work closely with the Housing Authority to preserve units and assist in new ways during the transformation from traditional public housing units to a fully voucher system using Housing Choice Vouchers.

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

This challenge of affordable housing is not unique to Texas City as communities across the country are struggling to maintain and expand affordable housing and keep the market balanced and fair. The City is dedicated to promoting affordable, fair housing in accordance with the HUD regulations. The City uses its CDBG funds to implement affordable housing activities including down payment/closing cost assistance, minor repairs, and rehabilitation/reconstruction. New housing construction is not possible given the City does not receive HOME funds nor an experienced, capable Community Based Development Organization (CBDO). The existing inventory of public housing units will be preserved and

maintained as in the past with future units provided through the voucher method. Based on the resources available, the City will administer a moderate housing repair and rehabilitation program.

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

The City continues to implement measures, although limited in scope, to address lead-based paint hazards in CDBG assisted repair and rehabilitation programs by following HUD requirements based on the type, age, and condition of housing units being assisted. All rehabilitation projects involving properties built before 1978 are tested for lead, with results shared with each homeowner and any lead found mitigated prior to work on the home, if applicable. Homeowners assisted with rehabilitation are provided informational resources/materials to educate and advise them of Lead Safe Practices. The City maintains all lead testing data results. Any sub-recipient agencies that receive CDBG funding are responsible for identifying and mitigating lead-based paint hazards and providing notices to owners, tenants (if applicable), and purchasers of rehabilitated units.

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

Texas City will continue to carry out its goals and objectives as outlined in the Five-Year Consolidated Plan and each Annual Action Plan to assist in reducing poverty with the primary focus on benefitting the greatest number of people to the greatest extent possible as the central part of the anti-poverty strategy. The programs identified in these plans are targeted to benefit and assist individuals and families in need. The City has a large number of service agencies that typically provide services to homeless and non-homeless special needs populations, as well as low-moderate income families, many of whom were encouraged to participate in the process. Youth services and employment activities will also benefit poverty level families with job opportunities and training to promote future self-sufficiency.

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

TCCDD serves as the lead entity in carrying out the Consolidated Plan in conjunction with other departmental partners and non-profit agencies. TCCDD works closely with elected officials and city management to assure coordination in program implementation. The programs contained in past Consolidated Plans have proven to benefit the community and the investments made through the utilization of CDBG funds have made a significant impact on the community. Continued coordination and support for institutional efforts to address long-term challenges is expected.

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

The City has made great strides through its outreach efforts with other public and private entities by continued communication of the strategic goals and objectives. Key public partners include the Departments of Economic Development, Planning, Emergency Management, the Texas City Housing

Authority. Non-profit partners include the Gulf Coast Homeless Coalition, the Balance of State Continuum of Care, 4C's Clinic, Galveston County Health District have all provided much needed services and assistance to residents in coordination with TCCDD and the City.

**Discussion:**

N/A

## Program Specific Requirements

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

#### Introduction:

The City of Texas City, TX uses **CDBG** funds in support of the priority housing and community development needs and services as described in the 2020-2024 Consolidated Plan, including housing rehabilitation, public services, public improvements, and administration. Prior to selection for CDBG funding, each activity is reviewed to determine compliance with program eligibility and national objective requirements. This section shows information on program specific requirements for the Community Development Block Grant program administered by the City's Community Development Department.

#### 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
<b>Total Program Income:</b>	<b>0</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.	80.00%

N/A

