# 

# Executive Summary

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

**1. Introduction**

The City of Corpus Christi (City) is a federal entitlement community under the U.S. Department of Housing and Urban Development (HUD).  The City receives this designation through the application; administration, execution, and compliance of HUD funded programs by the City’s Neighborhood Services Department (NSD) through the Grant Monitoring Division (GMD).

As a HUD entitlement community, the City is required to prepare a Five-Year Consolidated Action Plan (Con Plan) and annual action plan to implement federal programs that fund housing, community development and economic development. Program Year (PY) 2021 represents the fourth year of the City’s Plan for Years 2018-2022 as ratified by the City Council and approved by HUD. The PY 2021-2022 Action Plan is the City’s application to (HUD) for entitlement grants and identifies the proposed programs and projects to be funded during the City’s Fiscal Year (FY) 2022 from October 1, 2021 through September 30, 2022. The following three HUD entitlement grants covered in the Action Plan:

* Community Development Block Grant (CDBG): The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity, and suitable housing. Funds are intended to serve low and moderate-income residents and areas.
* HOME Investment Partnerships Program (HOME): The HOME program is dedicated to increasing the availability, quality, and access to affordable and decent housing for low-income households.
* Emergency Solutions Grant (ESG): The purpose of the ESG program is to assist individuals, and families regain both temporary and permanent housing after experiencing a housing crisis or homelessness.

The three grant programs will receive $2,784,119 in CDBG funds: $1,162,686 in HOME funds and $235,265 in ESG funds in FY 2022/PY2021.  An additional $200,000 from CDBG Program Income and $375,000 in HOME Program Income, in addition to prior year resources for CDBG of $112,000.  The total resources for the 4th year of the Consolidated Plan are $4,869,070.

**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.

It is important to note that the Con Plan sets goals and strategies to be achieved over the FY 2018 – 2022 period and identifies a list of funding priorities. The following three goals represent high priority needs for the City and serve as the basis for PY 2021 programs and activities identified in the Action Plan. The Con Plan goals are listed below in no particular order:

**Provide Decent Affordable Housing**

* Assist homeless persons to obtain affordable housing
* Assist persons at-risk of becoming homeless
* Retain affordable housing stock
* Increase the availability of affordable housing in standard condition to low- and moderate income families, particularly to economically disadvantaged persons (and without discrimination on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, disability, gender identity or sexual orientation)
* Increase the supply of supportive housing which includes structural features and services to enable persons with special needs to live in dignity and independence
* Provide affordable housing that is accessible to job opportunities

**Creating Suitable Living Environments**

* Improve the safety and livability of neighborhoods to increase access to quality public and private facilities and services.

**Creating Economic Opportunities**

* Job creation and retention for low-income persons
* Availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices
* Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing.

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 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 (PY 2019) provided a summary of the City’s performance.  Previous years have shown significant progress in the City’s efforts to implement HUD entitlement programs. The City is in compliance with HUD regulations and continues to deliver housing and community development services in an effective and efficient manner.

GMD administers four (4) internal division housing programs including: Homebuyer Closing Cost Assistance Program, Homebuyer Down Payment Assistance Program, Minor Home Repair Grant, Single Family Rehabilitation Loan Program, and the Demolition/Reconstruction Loan Program.   GMD continues to carry out the housing programs successfully.

PY2020 projects focus on owner-occupied housing rehabilitation, increasing affordable housing types through rental assistance; new affordable housing rental unit production; improvement to public facilities for youth and senior services; homebuyer assistance programming; prevention and elimination of slum and blight including a large portion of funding toward the demolition of the dilapidated and blighted old elementary school which is part of the Harbor Bridge mitigation plan.

PY2020 projects may also have substantial amended projects added from the CARES Act related to COVID-19 that are under implementation or ongoing.

Additionally, GMD funds Code Enforcement activities through the CDBG program, as follows:

Clearance of Vacant Properties and Demolition

CDBG Funds have been used to support code enforcement in designated low-mod block groups in the City and blight removal activities in low income areas and eligible areas in an effort to reduce slum/blight to stabilize neighborhoods, demolition of substantial structures on a city-wide spot basis, create a safe environment for residents, and preserve the City's affordable housing stock. These programs include quality of life ordinance enforcement activities such as minimal housing code compliance; demolish unsafe, non-compliant structures; clean-up debris, weedy lots, and abandoned/junk vehicles. This initiative is part of the City's Strategic Plan to improve the quality of life in its neighborhoods for the benefit of all residents.

GMD also provided funding to non-profit agencies focusing on improvement to public facilities for youth and senior services; homelessness prevention and rapid rehousing services for homeless individuals, families and veterans, chronically homeless and at-risk populations of becoming homeless.

**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 FY2022/PY2021 CAAP which include CDBG, ESG, and HOME Programs were conducted on February 2, 2021, February 5, 2021, February 11, 2021, and February 17, 2021. The purpose of the Public Hearings, 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 overall application process. All interested persons of low- and moderate-income residing in CDBG eligible areas were invited to attend.  A first reading public hearing for the FY2022/PY2021 CAAP will be held on July 20, 2021 with a second reading to be held on July 27, 2021.

Due to COVID-19, phone comments continue to be virtual or via telephone or mail. However, effective June 2021 public comments will resume in person.

**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.

The FY2022/PY2021 Annual Action Plan was placed on the Neighborhood Services Department website (http://www.cctexas.com/gmd), the office of the Neighborhood Services Department, and La Retama Central Library for public review and comment from June 21, 2021 to July 20, 2021. The ad was published in the Corpus Christi Caller Times in both English and Spanish. The following public comments were received during the comment period:

PUBLIC COMMENTS TO BE INSERTED HERE AFTER PUBLIC HEARING BUT BEFORE SUMITTAL TO HUD.

The first reading/public hearing for the FY2022/PY2021 CAAP will be held on July 20, 2021.

The final reading for the FY2022/PY2021 CAAP will be held on July 27, 2021.

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

This section will be updated after public comment period.

**7. Summary**

The FY2022/PY2021 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 public facility improvements, demolition and clearance of vacant properties, minor home repair grant program and demolition/reconstruction programs, as well as funding for emergency power projects for homeless shelters as a result of recent severe weather events and ongoing COVID-19 pandemic. HOME funding will include funding for the Single- Family Rehabilitation program; Down-Payment Assistance and Closing Cost Assistance programs for homebuyers; and continued funding to support Low Income Housing Tax Credit (LITHC) projects to increase affordable housing rental unit production stock. Allocation of ESG funds is provided for homeless prevention; 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.

Community outreach and participation facilitation was provided for input including stakeholder and citizen participation through several public and technical assistance meetings.  This includes the publication notice of June 20, 2021 for review of draft plan and beginning of the 30-day comment period of June 21, 2021 through July 20, 2021.  Additional comment days will be added to provide substantial review by the community.  Community input is essential to assess community needs and the development of program service delivery.

Community outreach also allows for partnership and matching contribution opportunities. Additionally, GMD assesses prior funding programs and identify needs for recruitment, expansion, or retention of existing programs and/or creation of new programs.

During PY2020, GMD along with community partners identified several gaps of services as a direct result of existing COVID-19 pandemic.  Existing food bank distribution centers were unable to meet high- capacity demand or meet social distancing requirements due to COVID-19. This resulted in a lack of food storage capacity, ample workspace for community volunteers, and delayed response to meet increased food distribution needs due to food insecurity, Diabetes & Obesity, and Natural & Economic Disasters causing 30% higher demand for services in 2020.

\*\*\*AP-05 continues in AD-26, Grantee Unique Appendices, Appendix 1\*\*\*

## 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 | Neighborhood Services Department/GMD |
| HOME Administrator | CORPUS CHRISTI | Neighborhood Services Department/GMD |
| ESG Administrator | CORPUS CHRISTI | Neighborhood Services Department/GMD |

Table 1 – Responsible Agencies

**Narrative (optional)**

The lead entity responsible for the development of the Consolidated Plan is the City of Corpus Christi Neighborhood Services Department (NDS) through the Grant Monitoring Division (GMD). GMD is 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.

The development of the Consolidated Plan and Annual Action Plan was based on the previous Consolidated Plan and several other studies, plans and reports that have been prepared in recent years. Some of the primary documents included the FY2018-FY2022 Five-Year Consolidated Annual Action Plan and the 2018 Assessment of Fair Housing Report. To maximize citizen participation, staff conducted outreach through a series of public notices, hearings, and meetings. As part of these efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan.

GMD is comprised of four functional units: Community Development, Rehabilitation, Finance and Housing units. Each unit carries out grant activities and programs related to their specific functional area. GMD also develops new programs identified through needs assessment; establishes fiscal year calendar tasks timelines; RFP processes, and implements specific public service programs and projects identified in the Consolidated Plan. GMD 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:

Jennifer Buxton, Assistant Director

City of Corpus Christi, Neighborhood Services Department

1201 Leopard Street

Corpus Christi, TX 78401

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Jenniferb9@cctexas.com

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

**1. Introduction**

The HUD approved Citizen Participation Plan sets forth the City’s policies and procedures for citizen participation in the development of Corpus Christi’s Consolidated Plan and Annual Plan documents. The City adheres closely to its Citizen Participation Plan.

**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(l))**

Several steps were taken to ensure coordination between public and private housing, health, and social service agencies during the program year. Each of these steps helped facilitate the exchange of information between the City and those providing critical services. The following details the planning process to enhance coordination amongst agencies and the City:

* The Grants Monitoring Manager, Community Development Coordinator and Contract Administrators met with subrecipients virtually during the program year. Subrecipients are required to attend the initial CDBG, ESG and HOME funding technical assistance workshops at which all subrecipients present a summary of their proposed programs and activities, thereby providing a forum for organizations and City stakeholders to be informed as to programs and activities carried out by non-profit applicants/service providers. Public hearings and neighborhood meetings were also conducted.
* The Community Development Program Coordinator and Contract Administrators participated in and monitored several ongoing activities resulting in enhanced cooperation and coordination between the City and private and non-profit entities working to promote and develop affordable housing, improvement to public facilities and homeless needs.
* City staff and members of the City management staff reviewed, assessed and made funding determinations based on need, as determined by the community, and allocate funds in a manner that aims to avoid duplication and connect eligible individuals and households with the specific services they need.

To maximize citizen comments from the public, a total of three (3) Public Hearings were held.  Hearings were held virtually due to COVID-19 pandemic.  The initial public hearing was held on February 5, 2021.  A second public hearing to receive additional input was held on February 11, 2021.  The third public hearing will be conducted on Tuesday, July 20, 2021 by the City of Corpus Christi’s City Council to meet the two public hearing requirements. In addition, the City held Technical Assistance Workshops on February 2, 5, 11 and 17 which were to discuss in detail each of the three grants.  The City also held two Neighborhood Meetings on February 11 and 17, 2021.

**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.**

Neighborhood Services Department staff attends regular calls with the Texas Balance of State Continuum of Care (TX BoS CoC).  The Texas Homeless Network (THN) serves as the “Collaborative Applicant” for the TX BoS CoC and leads the HUD CoC grant process.  THN assists in the operation and administration of the region’s Homeless Management Information System (HMIS).

NSD staff is involved with the Homeless Issues Partnership, Inc., (HIP), the local umbrella for the development of the CoC and the implementation of the local Coordinated Entry System (CE)-a requirement for Participating Jurisdictions (PJs) receiving ESG funds.  HIP is a regional coalition of agencies, individuals, and businesses addressing and resolving issues related to homelessness in the Coastal Bend through actions, resources, and education.

Through HIP participation, the City consulted with the Salvation Army to establish the agency as the first CE point for the City of Corpus Christi.  Through similar collaboration a second CE point has now been established through Rising Tide Ministries. The City also coordinates with HIP for the Point-In-Time Homeless Count. HIP is the area’s Continuum of Care Body and has been working collaboratively with the City to provide paths to individuals and families who are homeless or at-risk of homelessness.   Through CE, the Salvation Army and Rising Tide Ministries coordinate with local non-profit service agencies including Hope House, Family Endeavors and Metro Ministries who serve as referrals to provide prompt, appropriate and consistent response to those experiencing a housing crisis. All City residents must have access to a stable living environment and supportive services that promote and encourage housing choice and stability.

Prior to COVID-19, HIP met monthly to review progress on strategies designed to end homelessness, homeless services, establish funding policies and priorities, and to pursue an overall systematic approach to address homelessness. Since COVID-19, HIP has met as needed. Regular meetings will be held once it is safe to do so. These are public meetings in which the community of providers and stakeholders are welcome to attend and provide comment. The City is represented on the HIP membership and provides staffing support to the group.

Additionally, City staff through the Homeless Services and Workforce Housing Division is also very involved with regular attendance and participation in the HIP meetings.  The City consults with HIP to develop cooperative plans and strategies to better leverage resources for the provision of emergency shelter and rapid re-housing services. In doing so, the City is informed of changes in local goals, objectives, and performance measures.

**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**

The (City) has developed written standards for the provision of ESG assistance which includes policies and procedures for evaluating each individual or family’s eligibility to obtain ESG assistance. The Emergency Solutions Grant, formerly known as the Emergency Shelter Grant, reflects the change in the program’s focus from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

The Emergency Solutions Grant program written standards serve as a guide in administering the City’s ESG funds.  ESG regulations 24 CFR Part 576, as amended, are clear regarding eligible program uses as follows : street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System (HMIS).

The City has the discretion of identifying how program funds can best be utilized based on the needs of the homeless population in the community.  This includes evaluating the amount in administration funds allowable-the statutory cap is 7.5 percent-for subrecipients.

The City will continue to refine its written standards through consultation with various service providers and the Continuum of Care.

**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 - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy 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?** | Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings. Provide funding for facility Improvements and services as the outcome. |
| 2 | **Agency/Group/Organization** | SALVATION ARMY |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education 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 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?** | Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings. Provide funding for facility Improvements and services as the outcome. |
| 3 | **Agency/Group/Organization** | Family Endeavors |
| **Agency/Group/Organization Type** | Services - Housing Services-homeless Services-Education Regional organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Needs - Veterans 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?** | Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings. Provide funding for facility Improvements and services as the outcome. |
| 4 | **Agency/Group/Organization** | Mission 911 |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy 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?** | Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings. Provide funding for facility Improvements and services as the outcome. |
| 5 | **Agency/Group/Organization** | CATHOLIC CHARITIES OF CORPUS CHRISTI, INC |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy 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?** | Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings. Provide funding for facility Improvements and services as the outcome. |
| 6 | **Agency/Group/Organization** | CORPUS CHRISTI METRO MINISTRIES, INC. |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy 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?** | Invited to participate in the Fair Housing and Annual Action Plan community forums. Provide input and feedback on homeless and shelter needs. |
| 7 | **Agency/Group/Organization** | Rising Tide Ministries |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Services-Homeless |
| **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. Provide input and feedback on homeless and shelter needs. |
| 8 | **Agency/Group/Organization** | Mother Teresa Shelter, Inc. |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment 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. Provide funding for facility Improvements and services as the outcome. |
| 9 | **Agency/Group/Organization** | Accessible Housing Resources, Inc. |
| **Agency/Group/Organization Type** | Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless |
| **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 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?** | Invited to participate in the Fair Housing and Annual Action Plan community forums. Provide input and feedback on homeless and shelter needs. |
| 10 | **Agency/Group/Organization** | Prospera Housing Community Services |
| **Agency/Group/Organization Type** | Housing Services - Housing Services-Education Service-Fair Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Public Housing Needs Market Analysis |
| **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. Provide funding to increase number of affordable housing rental units as the outcome. |
| 11 | **Agency/Group/Organization** | Madhouse Development |
| **Agency/Group/Organization Type** | Housing Services - Housing Services-Education Service-Fair Housing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Public Housing Needs Market Analysis |
| **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. Provide funding to increase number of affordable housing rental units as the outcome. |
| 12 | **Agency/Group/Organization** | City of Corpus Christi Parks and Recreation |
| **Agency/Group/Organization Type** | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Market Analysis Public Facilities- Families, Children, and Senior Citizens |
| **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. Provide funding for facility improvements as the outcome. |
| 13 | **Agency/Group/Organization** | City of Corpus Christi Code Enforcement |
| **Agency/Group/Organization Type** | Services-Health Other government - Local Planning organization |
| **What section of the Plan was addressed by Consultation?** | Slum Blight; Demolition; and Clearance of Vacant Properties |
| **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. Provide funding to decrease slum and blight, clearance of vacant properties, and addition of two Code Enforcement Officers and one notice and citation processor as the outcome. |
| 14 | **Agency/Group/Organization** | City of Corpus Christi Engineering Services Department |
| **Agency/Group/Organization Type** | Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Lead Infrastructure Management Department |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Coordination for the approval of Voluntary Buyout Program framework; timeline and guidelines. Consulted on discussions regarding the management of floodplains, storm water drainage improvements. |
| 15 | **Agency/Group/Organization** | Emergency Operations Center |
| **Agency/Group/Organization Type** | Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - Local Regional organization Planning organization |
| **What section of the Plan was addressed by Consultation?** | Area Emergency Management Agency |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | Held meetings to discuss severe weather events; emergency shelter; local housing impacts and emergency operation needs. Consultation included discussions on recent winter freeze, ongoing COVID-19 pandemic and funding availability to address potential issues. |
| 16 | **Agency/Group/Organization** | Coastal Bend Wellness Foundation |
| **Agency/Group/Organization Type** | Services-Health Services-Education Substance Abuse Programs, Mental Health, and Infectious Disease Testing |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Public Housing Needs Market Analysis Health Care and Mental Health |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | City partnership opportunity for potential HUD 2021 funding grant application as the outcome. |

**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 | Homeless Issues Partnership, Inc. | The goal of the strategic plan is to identify all community resources, create attainable goals for addressing homelessness, and to avoid duplication of efforts at the local level. |

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

GMD and Homeless Services and Workforce Housing staff held several virtual meetings and calls with housing, social services and mental health agencies to assess needs and identify gaps of services.

Consultations with several non-profit social service agencies include discussions with Corpus Christi Hope House, the Salvation Army, Family Endeavors, Mission 911, Catholic Charities, Metro Ministries, Rising Tide Ministries, and Coastal Bend Food Bank.

Consultations with housing organizations include discussions with Community Housing Development Organizations (CHDOs) for potential Low-Income Housing Tax Credit projects including technical assistance meetings with Prospera HCS and Madhouse Development for affordable housing rental unit production needs.

Consultations with City departments include discussions with Code Enforcement; Parks; Engineering and Emergency Operations Center. Discussions centered around facility improvements; slum and blight; clearance of vacant properties programs; addition of two Code Enforcement Officers and one notice and citation processor; stormwater drainage issues and emergency backup power.

Consultations with a mental health agency to discuss housing for seniors over the age of 65 with mental disabilities were held with Coastal Bend Wellness Foundation to discuss potential partnership for a HUD 202 funding grant opportunity.

The development of the Annual Action Plan requires input and discussion from the local non-profit organizations, residents, elected officials, social service agencies including mental health, substance abuse, Persons with disabilities representatives, affordable housing developers, tenant based rental assistance and other organizations and internal city departments. Specific priorities were identified and ranked. The City relies on its established partnerships with community agencies to ensure needs assessments are incorporated into the Plan.

A large part of ongoing positive relationships is coordination within internal city departments. The City held several discussions with the City’s Code Enforcement and Parks and Recreation Department for continued program services of key programs.

Additionally, the City coordinated with the Engineering Services Department to discuss flood prone and flood mitigation areas for technical assistance to the CDBG-DR Voluntary Buyout Program administered by the Texas General Land Office (GLO). In addition, the Engineering Department is handling a large $7 million infrastructure CDBG-DR grant to mitigate stormwater drainage issues.  By working together, the team was able mitigate specific areas to each grant without overlap. The coordination resulted in the approval of the Voluntary Buyout Program guidelines, timelines, startup documents, and a thorough marketing toolkit. The VBP guidelines were approved in December and program in underway. Although no CDBG funds were requested, NSD through GMD is administering this program.

\*\*\*AP-10 continues in AD-26, Grantee Unique Appendices, Appendix 2\*\*\*

## 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**

Per the City of Corpus Christi’s Citizen Participation Plan, a substantial amendment is triggered by:

1. Any addition or deletion of the established priorities or activities described in the Consolidated Action Plan and/or Annual Action Plan.  
   
 2. A new activity using funds from any program covered by the Consolidated Plan not previously described in the Action Plan.  
   
 3. A change in the purpose, new scope change, location, or beneficiaries of an activity.  
   
 4. A change in increased funding of an approved activity or project which exceeds $500,000 in CDBG or HOME funding and an amount which exceeds $100,000 in ESG funding.  
   
 5. A transfer of funding from one approved activity to another approved activity within the same grant which exceeds $300,000 in CDBG or HOME and an amount which exceeds $75,000 in ESG funding.  
   
 The adjusted allocation does not trigger a substantial amendment as the adjustment will be made on the admin cost side of the projects.  
   
 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.

A series of Public Hearings, Technical Assistance (TA) workshops, and neighborhood meetings for the City of Corpus Christi’s FY2021 CAAP that includes the CDBG, ESG, and HOME Programs were conducted on February 2, 2021, February 5, 2021, February 11, 2021, and February 17, 2021. 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.  A first reading public hearing for the FY2021 CAAP will be held on July 20, 2021 with a final Public hearing will be held on July 27, 2021 in front of the Mayor and City Council to receive public comment.

**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 Meeting | Non-targeted/broad community | GMD staff attended the meeting. | No comments were received. | No comments were received. |  |
| 2 | Virtual Meeting | Non-targeted/broad community | GMD staff and Prospera attended the meeting. | No comments were received. | No comments were received. |  |

Table 4 – Citizen Participation Outreach

# Expected Resources

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

**Introduction**

The City 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 $4,182,070 in annual entitlement allocation into the city for PY2021 to support affordable housing, homeless, and community development programs and a variety of eligible projects. This amount is made up of the entitlement allocation of $2,784,119 for CDBG; $1,162,686 for HOME and $235,265 for ESG in program funding. An additional $200,000 from CDBG Program Income and $375,000 in HOME Program Income, in addition to prior year resources for CDBG of $112,000, brings the total resources for the 4th year of the Consolidated Plan to $4,869,070.

**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 | 2,784,119 | 200,000 | 112,000 | 3,096,119 | 3,096,119 | The estimated expected amount available for the remainder of the Con Plan is one times the 2021 annual allocation. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 1,162,686 | 375,000 | 0 | 1,537,686 | 1,537,686 | The estimated expected amount available for the remainder of the Con Plan is one times the 2021 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 | 235,265 | 0 | 0 | 235,265 | 235,265 | The estimated expected amount available for the remainder of the Con Plan is one times the 2021 annual allocation. |

Table 1 - 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 has historically used local funds as the required 25% HOME match.  This has been in the form of the Type A Down Payment which is up to $10,000 in Down Payment and Closing Cost Assistance.

ESG funding will be matched 100% (less administrative costs) by each subgrantee.  The three ESG funded agencies are as follows including their match contributions:

The Salvation Army will be funded $100,000.00 of ESG funding.  Their match consists of $25,000.00 of donations from private foundations, and $75,000.00 of in-kind donations of food, clothing, blankets, etc.,

Family Endeavors will be funded $22,404.00.  Their match consists of funding $22,404.00 for case manager salaries.

Hope House will be funded $95,216.00  Their match will consist of funding $95,216.00 in salaries.

It is expected that $217,620.00 will be used as ESG match for FY2021-2022.

The City leverages ESG funding by providing staff from the Homeless Services and Workforce Housing Division to provide technical assistance to the homeless service providers in the community.  The City meets regularly with the entities to discuss and establish strategies to facilitate homeless initiatives including research and establishing partnerships with local agencies for potential projects. Also, City staff provide outreach to homeless persons providing a bridge to services. Because ESG funding requires dollar to dollar match from the funded agencies, the federal ESG funds are used to double the activities assisted in most cases as the match comes from programs and salaries to run those programs.

Additionally, the City leverages GMD staff by assisting in the development of policies and procedures; forms and process improvements for proposed CDBG-CV and ESG-CV funded projects.

The City leverages CDBG funding by funding internal departments for projects funded by Capital Improvement Projects and or Bond construction projects including public facility improvement to the public facility improvement to the Parks Department Ben Garza Gymnasium. During this program year, this leverage supports the activities of neighborhood revitalization in the areas of homeowner rehabilitation, Code Enforcement, and necessary improvements to the Coastal Bend Food Bank.  \*\*\*AP-15 continues in AD-26, Grantee Unique Appendices, Appendix 3\*\*\*

**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 actively identifies City owned lots in efforts to address affordable housing needs identified in the Consolidated Annual Action Plan.   The City will convey or sell City owned parcels of land to non-profit agencies whose mission and expertise is to develop affordable housing. Parcels of land may be sold to for-profit entities if the housing developed will meet the definitions and affordable periods for affordable housing. The City ,through GMD, is in the process of working with a potential affordable housing developer for the design of affordable housing on a decommissioned 1.95-acre City park. This project leveraged TYPE A Board dollars for the purchase and land conveyance. Although the project was awarded in FY2020, it is in the process of implementation for PY2021.

The City will also support the above-mentioned affordable housing development by leveraging homebuyer down payment and closing cost assistance programs through HOME funds.

**Discussion**

The City anticipates receiving a funding allocation that will address many of the City's goals, including affordable housing, minor-home repair grants, homebuyer program, single family residential programs, community development, and homelessness. The City is fortunate to have a network of public or social service providers to help address these goals through financial leveraging, as well as other federal funding sources as well as City Departments program funding.

# 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 | CDBG: $1,000,000 HOME: $375,000 | Rental units constructed: 72 Household Housing Unit Other: 1 Other |
| **2** | Increase Affordable Housing: Minor Home Repair | 2018 | 2022 | Affordable Housing | Citywide | Increase Affordable Housing | CDBG: $800,000 | Homeowner Housing Rehabilitated: 40 Household Housing Unit |
| **3** | Increase Affordable Housing: Homebuyer Assistance | 2018 | 2022 | Affordable Housing | Citywide | Increase Affordable Housing |  |  |
| **4** | Improve Community Environment Code Enforcement | 2018 | 2022 | Non-Housing Community Development | CDBG Low/Mod Tracts | Blight Removal | CDBG: $558,542 | Housing Code Enforcement/Foreclosed Property Care: 3000 Household Housing Unit Other: 1 Other |
| **5** | Improve Community Environment Blight Removal | 2018 | 2022 | Non-Housing Community Development | Citywide | Blight Removal | CDBG: $100,000 | Buildings Demolished: 8 Buildings |
| **6** | Improve Community Infrastructure: Public Fac | 2018 | 2022 | Non-Housing Community Development | CDBG Low/Mod Tracts | Public Facility Improvements | CDBG: $271,269 |  |
| **7** | Address Homelessness | 2018 | 2022 | Homeless | Citywide | Address Homelessness | ESG: $235,265 | Other: 1 Other |
| **8** | Planning and Administration | 2018 | 2022 | Administration | Citywide | Administration and Planning | CDBG: $375,000 HOME: $116,269 | Other: 2 Other |

Table 2 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Increase Affordable Housing: Substantial Rehab |
| **Goal Description** | Funds will be used to provide demolition/relocation grants, and reconstruction loans to eligible homeowners whose homes are 51% or more deteriorated. |
| **2** | **Goal Name** | Increase Affordable Housing: Minor Home Repair |
| **Goal Description** | Affordable Housing- Rehab of Existing Units. These funds will be used for Minor Home Rehab of existing units such as plumbing, electrical, roofing, minor structural repairs, and accessible ramps. |
| **3** | **Goal Name** | Increase Affordable Housing: Homebuyer Assistance |
| **Goal Description** | GMD will offer homebuyer down payment assistance to income- eligible residents meeting the income guideline requirements for 80% AMI.  The program will provide up to $25,000 in down payment assistance and up to $10,000 in closing cost assistance. |
| **4** | **Goal Name** | Improve Community Environment Code Enforcement |
| **Goal Description** | This program consists of the clearance of vacant properties for 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. |
| **5** | **Goal Name** | Improve Community Environment Blight Removal |
| **Goal Description** | Funds will be used to demolish buildings deemed uninhabitable. |
| **6** | **Goal Name** | Improve Community Infrastructure: Public Fac |
| **Goal Description** | City of Corpus Christi can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include community centers and facilities for special needs populations (such as senior centers, homeless shelters, or centers for disabled persons). |
| **7** | **Goal Name** | Address Homelessness |
| **Goal Description** | The funding requested will support homeless programs at 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. |
| **8** | **Goal Name** | Planning and Administration |
| **Goal Description** | Planning and Administration for the CDBG, HOME, and ESG programs. Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff in program management, monitoring, and evaluation. |

## Projects

## AP-35 Projects – 91.220(d)

**Introduction**

The three grant programs will receive in CDBG $2,784,119, HOME $1,162,686, and ESG $235,265 in PY 2021 to support affordable housing, homeless, and community development programs and activities.

**Projects**

| **#** | **Project Name** |
| --- | --- |
| 1 | GM- Program Administration 21A |
| 2 | GM- Program Delivery 14H |
| 3 | GM- Minor Home Repair Grant Program 14A |
| 4 | Ben Garza Park Improvements 03F |
| 6 | Code Enforcement Demolition 04 |
| 7 | Code Enforcement Clearance of Vacant Properties 05Z |
| 8 | Code Enforcement Program Staffing 15 |
| 12 | ESG21 Corpus Christi 03C |
| 13 | Home Administration 21H |
| 14 | Coastal Bend Food Bank |
| 15 | GM- Homebuyer Assistance 05R |
| 16 | TG110, Inc. Palms at Blucher Park 14B |

Table 3 - 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. 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, execution: expenditures and completion.

There were no obstacles identified which address underserved needs.  All recommended and approved projects were based on 5-year plan surveys and stakeholder meetings and have been identified as the framework for the remaining five (5) years.  The projects in the FY2021-2022 Action Plan are allocated based on the initial Plan Needs Assessment and rating scale.

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | GM- Program Administration 21A |
| **Target Area** | Citywide |
| **Goals Supported** | Planning and Administration |
| **Needs Addressed** | Administration and Planning |
| **Funding** | CDBG: $325,352 |
| **Description** | This project will fund 6 FTE staff salaries and administrative costs: 1- Grant Monitoring Manager, 2-Coordinators, 1-Sr. Management Assistant, and 2-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 Labor Standards requirements. Staff must attend mandatory and required trainings in order to remain in federal compliance. Recommendation is 11% of allowable 20%. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Planning and Administration |
| **Location Description** | 1201 Leopard St. Corpus Christi, TX 78401 |
| **Planned Activities** | This project will fund 6 FTE staff salaries and administrative costs: 1- Grant Monitoring Manager, 2-Coordinators, 1-Sr. Management Assistant, and 2-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 Labor Standards requirements.  Staff must attend mandatory and required trainings in order to remain in federal compliance.  Recommendation is 11% of allowable 20%. |
| **2** | **Project Name** | GM- Program Delivery 14H |
| **Target Area** | Citywide |
| **Goals Supported** | Increase Affordable Housing: Substantial Rehab |
| **Needs Addressed** | Increase Affordable Housing |
| **Funding** | CDBG: $465,918 |
| **Description** | This is the operating budget for 7 FTE staff that service the various housing programs administered by HCD: 1-Assistant Director (at 80%), 1-Coordinator, 2-Rehab Specialists, 1-Program Specialists, and 2 Management Assistants. The staff manage and administer the Demolition/Reconstruction Loan Program, Single Family Rehabilitation Loan Program, Minor Home Repair Grant Program, Accessible Ramp Program, Down Payment Assistance Program, Homebuyer Closing Cost Program, the Type A Homebuyer Program, and Mortgage Servicing which manages the servicing of approximately 550 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. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** |  |
| **Location Description** | 1201 Leopard St. Corpus Christi, TX 78401 |
| **Planned Activities** | This is the operating budget for 7 FTE staff that service the various housing programs administered by HCD: 1-Assistant Director (at 80%), 1- Program Coordinator, 2-Rehab Specialists, 1-Program Specialists, and 2 Management Assistants.  The staff manage and administer the Demolition/Reconstruction Loan Program, Single Family Rehabilitation Loan Program, Minor Home Repair Grant Program, Accessible Ramp Program, Down Payment Assistance Program, Homebuyer Closing Cost  Program, the Type A Homebuyer Program, and Mortgage Servicing which manages the servicing of approximately 550 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. |
| **3** | **Project Name** | GM- Minor Home Repair Grant Program 14A |
| **Target Area** | Citywide |
| **Goals Supported** | Increase Affordable Housing: Minor Home Repair |
| **Needs Addressed** | Increase Affordable Housing |
| **Funding** | CDBG: $800,000 |
| **Description** | The Minor Home Repair Grant Program assists homeowners with a grant to provide repairs involving the roof, plumbing, electrical, heating, minor structural repairs, and accessible ramps. The applicant must be at least 62 years old or disabled. The applicant must meet the very low-income limits (30% AMI). |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The estimated number of families to benefit from this activity is 40 households. |
| **Location Description** | Various locations within the City. |
| **Planned Activities** | The Minor Home Repair Grant Program assists homeowners with a grant to provide repairs involving the roof, plumbing, electrical, heating, minor structural repairs, and accessible ramps. The applicant must be at least 62 years old or disabled.  The applicant must meet the very low-income limits (30% AMI). |
| **4** | **Project Name** | Ben Garza Park Improvements 03F |
| **Target Area** |  |
| **Goals Supported** | Improve Community Infrastructure: Public Fac |
| **Needs Addressed** | Public Facility Improvements |
| **Funding** | CDBG: $480,336 |
| **Description** | The proposed project will include the enhancement of Ben Garza Gymnasium. The Gymnasium is located on the grounds of Ben Garza Park and provides recreational space for the immediate neighborhood which includes single family homes, apartments, homeless shelters and assisted housing units. The gym and covered pavilion sit in the middle of the park providing opportunities for programs such as basketball, volleyball and pickleball leagues. The park is listed as a major investment park in the 2012 Parks and Recreation Master Plan. The Ben Garza Gymnasium recently installed new gym flooring installed as part of the initial improvements. Parks is completing facility improvements with a new roof replacement to protect the recent investment of the new gym flooring. This area is subject to high levels of juvenile delinquency and the negative impacts of chronic disease (diabetes, cardiovascular disease, etc.). Recent improvements to the park and the Gymnasium will complete this park area by addressing an underserved area of the community. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The estimated number that will benefit from this activity is 1,070 persons. |
| **Location Description** | 1815 Howard St. Corpus Christi, TX 78408 |
| **Planned Activities** | The proposed project will include the enhancement of Ben Garza Gymnasium. The Gymnasium is located on the grounds of Ben Garza Park and provides recreational space for the immediate neighborhood which includes single family homes, apartments, homeless shelters and assisted housing units. The gym and covered pavilion sit in the middle of the park providing opportunities for programs such as basketball, volleyball and pickleball leagues. The park is listed as a major investment park in the 2012 Parks and Recreation Master Plan. The Ben Garza Gymnasium recently installed new gym flooring installed as part of the initial improvements. Parks is completing facility improvements with a new roof replacement and locker room renovation. This area is subject to high levels of juvenile delinquency and the negative impacts of chronic disease (diabetes, cardiovascular disease, etc.). Recent improvements to the park and the Gymnasium will complete this park area by addressing an underserved area of the community. |
| **5** | **Project Name** | Code Enforcement Demolition 04 |
| **Target Area** | Citywide |
| **Goals Supported** | Improve Community Environment Blight Removal |
| **Needs Addressed** | Blight Removal |
| **Funding** | CDBG: $123,207 |
| **Description** | 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. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The estimated number that will benefit from this activity is 8 buildings. |
| **Location Description** | Various locations within the City. |
| **Planned Activities** | 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. |
| **6** | **Project Name** | Code Enforcement Clearance of Vacant Properties 05Z |
| **Target Area** | CDBG Low/Mod Tracts |
| **Goals Supported** | Improve Community Environment Code Enforcement |
| **Needs Addressed** | Blight Removal |
| **Funding** | CDBG: $115,898 |
| **Description** | This program consists of the clearance of vacant properties in regard 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. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The estimated number that will benefit from this activity is 750 households. |
| **Location Description** | Various addresses located in qualified CDBG census tracts. |
| **Planned Activities** | This program consists of the clearance of vacant properties in regard 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. |
| **7** | **Project Name** | Code Enforcement Program Staffing 15 |
| **Target Area** | CDBG Low/Mod Tracts |
| **Goals Supported** | Improve Community Environment Code Enforcement |
| **Needs Addressed** | Blight Removal |
| **Funding** | CDBG: $585,408 |
| **Description** | This request is to fund full salary for nine (9) full-time employees in the Code Enforcement Division of the Police Department - eight (8) Compliance Officers at 100% and one (1) Administrative Support II at 100% for special code enforcement activities associated with the investigation, notification and abatement of ordinance violations in CDBG eligible areas. This amount includes $2,700 ($300) for each staff member for required training and certifications. The Program benefits low income persons in CDBG eligible areas to aid in the prevention/elimination of slums or blight. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The estimated number that will benefit from this activity is 3000 households. |
| **Location Description** | Various addresses within the CDBG census tract. |
| **Planned Activities** | This request is to fund full salary for eleven (11) full-time employees in the Code Enforcement Division of the Neighborhood Services Department - nine (9) Compliance Officers at 100% and one (1) Senior Account Clerk one (1) Administrative Support II at 100% for special code enforcement activities associated with the investigation, notification and abatement of ordinance violations in CDBG eligible areas. This amount includes $2,700 ($300) for each staff member for required training and certifications. The Program benefits low income persons in CDBG eligible areas to aid in the prevention/elimination of slums or blight. |
| **8** | **Project Name** | ESG21 Corpus Christi 03C |
| **Target Area** | Citywide |
| **Goals Supported** | Address Homelessness |
| **Needs Addressed** | Address Homelessness |
| **Funding** | ESG: $235,265 |
| **Description** | ESG Administrative Cost in the amount of $17,645,is being requested to fund a staff person at .25 FTE for the overall administration of the Emergency Solutions Grant Program. These functions include the financial oversight, compliance, and technical assistance components of the program. Corpus Christi Hope House is requesting funding in the amount of $95,216. The funding requested will provide emergency shelter and supportive services 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. The Salvation Army is requesting funding in the amount of $100,000. The requested funding will allow The Salvation Army to continue to provide food, emergency shelter, case management, and supportive services including Rapid Rehousing to homeless and at-risk individuals, families and Veterans and Coordinated Entry services. The Emergency Shelter portion will provide for Emergency Shelter management and kitchen staff, a portion of shelter utilities, maintenance and food. the Rapid-Rehousing portion will provide for rent and utility funds for 5 households with an average of 3 people each for a total of 15 people. ESG funds in the amount of $22,404, will assist Endeavor Veterans Supportive Services Program (EVSSP) in serving additional Veterans who are at risk of homelessness with prevention funding to maintain and sustain current housing. Homeless prevention services will be provided through the form of intensive case management and rental and utility arrears. The requested funds will support the EVSSP's to ensure Veterans overcome barriers to housing stability and are successful after obtaining housing stabilization. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The estimated number that will benefit from this activity is 50 households in rapid rehousing, 600 persons overnight shelter, provide 68 beds in transitional housing beds, and 48 persons homeless prevention. |
| **Location Description** | Various locations within the City. |
| **Planned Activities** | ESG Administrative Cost in  the amount of $17,645,is being requested to fund a staff person for the overall administration of the Emergency Solutions Grant Program.  These functions include the financial oversight, compliance, and technical assistance components of the program.  Corpus Christi Hope House is requesting funding in the amount of $95,216. The funding requested will provide emergency shelter and supportive services 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.  The Salvation Army is requesting funding in the amount of $100,000. The requested funding will allow The Salvation Army to continue to provide food, emergency shelter, case management, and supportive services including Rapid Rehousing to homeless and at-risk individuals, families and Veterans and Coordinated Entry services. The Emergency Shelter portion will provide for Emergency Shelter management and kitchen staff, a portion of shelter utilities, maintenance and food.  the Rapid-Rehousing portion will provide for rent and utility funds for 5 households with an average of 3 people each for a total of 15 people.  ESG funds in the amount of $22,404, will assist Endeavor Veterans Supportive Services Program (EVSSP) in serving additional Veterans who are at risk of homelessness with prevention funding to maintain and sustain current housing.  Homeless prevention services will be provided through the form of intensive case management and rental and utility arrears. The requested funds will support the EVSSP's to ensure Veterans overcome barriers to housing stability and are successful after obtaining housing stabilization. |
| **9** | **Project Name** | Home Administration 21H |
| **Target Area** |  |
| **Goals Supported** | Planning and Administration |
| **Needs Addressed** | Administration and Planning |
| **Funding** | HOME: $116,269 |
| **Description** | Administrative funds for 4 FTE staff, planning, oversight, coordination, staff supervision, monitoring and evaluation, contracting, recordkeeping/reporting and overall program management. Staff training and administrative expenses are also included in the request. Technical assistance will be provided to enhance the capacity of CHDO's, non-profits, owners/investors of rental property and other organizations that may participate in the program. The amount indicates 10% of the allowed 10% for administrative costs. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Planning and Administration |
| **Location Description** | 1201 Leopard St. Corpus Christi, TX 78401 |
| **Planned Activities** | Administrative funds for staff, planning, oversight, coordination, staff supervision, monitoring and evaluation, contracting, recordkeeping/reporting and overall program management. Staff training and administrative expenses are also included in the request.  Technical assistance will be provided to enhance the capacity of CHDO's, non-profits, owners/investors of rental property and other organizations that may participate in the program.  The amount indicates 10% of the allowed 10% for administrative costs. |
| **10** | **Project Name** | Coastal Bend Food Bank |
| **Target Area** | Citywide |
| **Goals Supported** |  |
| **Needs Addressed** | Public Facility Improvements |
| **Funding** | CDBG: $200,000 |
| **Description** | Coastal Bend Food Bank is a 501 (c)(3) nonprofit organization that provides food to a network of more than 144 agency partners such as food pantries, shelters, senior centers and feeding agencies. The proposed capital improvements entail a 100,000 square foot facility for a warehouse and administration offices to be used for food collection and food distribution, nutrition and diabetes management education programs. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The estimated number that will benefit from this activity is approximately 41,000 households equating to 116,000 persons. |
| **Location Description** | 5442 Bear Lane, Corpus Christi, TX 78405 |
| **Planned Activities** | Coastal Bend Food Bank is a 501 (c)(3) nonprofit organization that provides food to a network of more than 144 agency partners such as food pantries, shelters, senior centers and feeding agencies. The proposed capital improvements entails a 100,000 square foot facility for a warehouse and administration offices to be used for food collection and food distribution, nutrition and diabetes management education programs to meet increased food demand due to food insecurity, diabetes & obesity and natural & economic disasters. |
| **11** | **Project Name** | GM- Homebuyer Assistance 05R |
| **Target Area** | Citywide |
| **Goals Supported** | Increase Affordable Housing: Homebuyer Assistance |
| **Needs Addressed** | Increase Affordable Housing |
| **Funding** | HOME: $421,417 |
| **Description** | GMD will offer homebuyer down payment assistance to income- eligible residents meeting the income guideline requirements for 80% AMI. The program will provide up to $10,000 in down payment assistance and up to $10,000 in closing cost assistance. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The estimated number that will benefit for this activity is 5 households. |
| **Location Description** | Various addresses within the City. |
| **Planned Activities** | GMD will offer homebuyer down payment assistance to income- eligible residents meeting the income guideline requirements for 80% AMI.  The program will provide up to $25,000 in down payment assistance and up to $10,000 in closing cost assistance. |
| **12** | **Project Name** | TG110, Inc. Palms at Blucher Park 14B |
| **Target Area** | Citywide |
| **Goals Supported** | Increase Affordable Housing: Substantial Rehab |
| **Needs Addressed** | Increase Affordable Housing |
| **Funding** | HOME: $1,000,000 |
| **Description** | Palms at Blucher Park is a proposed 72-rental unit multifamily apartment community of which 72 units will be at or below 60% AMI. This community will consist of 1, 2, and 3-bedroom units with a number of amenities to include energy efficiencies. The new construction will include energy efficient materials, fixtures and appliances. The planned on-site amenities include full perimeter fencing, secure entry, computer learning/business center, community laundry room, children's play-scape and activity room. The development will be financed primarily through the Texas Department of Housing and Community Affairs' Low- Income Housing Tax Credits, private debt, and HOME funds through the City of Corpus Christi. |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The estimated number that will benefit from the activity is 72-rental unit multifamily apartment community, of which 72 units will be at or below 60% AMI. |
| **Location Description** | 209 South Caranchua and 209, 217, 223, 227 South Tanchua Corpus Christi, TX 78401 |
| **Planned Activities** | Palms at Blucher Park is a proposed 72-rental unit multifamily apartment community of which 72 units will be at or below 60% AMI.  This community will consist of 1, 2, and 3-bedroom units with a number of amenities to include energy efficiencies. The new construction will include energy efficient materials, fixtures and appliances. The planned on-site amenities include full perimeter fencing, secure entry, computer learning/business center, community laundry room, children's play-scape and activity room. The development will be financed primarily through the Texas Department of Housing and Community Affairs' Low-Income Housing Tax Credits, private debt, and HOME funds through the City of Corpus Christi. |

## 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’s federal funds are available citywide with no priority assigned to geographic regions. Instead, funds are allocated to organizations that provide low and moderate-income households with housing and supportive services. Every year the City prioritizes use of its CDBG and HOME funds for the development of affordable housing, including preservation and conservation, that serve low income households, and to addressing homelessness. The City will prioritize ESG funding similarly; no priority will be assigned to geographic regions but rather to organizations that provide housing and services to low income people and homeless or at-risk of homelessness populations.

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 neighborhoods.  The city continues to provide emphasis on 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 limits for program services including Street Outreach; Emergency Shelter; Homelessness Prevention; Rapid Re-housing; Homeless Management Information System (HMIS); and Administrative Activities. 100% of ESG funding will benefit low-income homeless individuals, other than the 7.5% 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 and eligibility is determined by individual or family income rather than geographical location.

The City of Corpus Christi does not have any designated target areas identified within city limits.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
| CDBG Low/Mod Tracts |  |
| Citywide |  |

Table 4 - Geographic Distribution

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

Priorities were established by the creation of the FY2018-2022 Consolidated Action Plan for each grant.  Surveys were conducted as well as interviews with stakeholders in the community.

The Consolidated Annual Action Plan allocates federal entitlement dollars according to the eligible activities as determined by federal regulations.  CDBG funding in the amount of $3,096,119 consisting of $2,784,119 in entitlement funds, and $200,000 in program income (RL), in addition to prior year resources for CDBG of $112,000, will be awarded to both LMI clientele and LMA depending on the approved activity funded.  These are both City-wide and concentrated on CDBG eligible census tracts.  HOME funding in the amount of $1,537,686 consisting of $1,162,686 in entitlement and $375,000 in program income is allocated to LMI regardless of geographical location within the City limits of Corpus Christi.  ESG funding in the amount of $235,265 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 7.5% 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%.

Overall, the Consolidated Action Plan Needs Assessment identified needs to: Provide decent affordable housing; create suitable living environments; and create economic development opportunities.

# Affordable Housing

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

**Introduction**

The City will utilize its ESG, CDBG and HOME funds to support rental assistance programs, minor home repairs, construction of new affordable housing and for down payment assistance. The one-year goals for affordable housing in the City for FY 2021 are as follows:

| **One Year Goals for the Number of Households to be Supported** | |
| --- | --- |
| Homeless | 0 |
| Non-Homeless | 153 |
| Special-Needs | 6 |
| Total | 159 |

Table 6 - One Year Goals for Affordable Housing by Support Requirement

| **One Year Goals for the Number of Households Supported Through** | |
| --- | --- |
| Rental Assistance | 42 |
| The Production of New Units | 76 |
| Rehab of Existing Units | 36 |
| Acquisition of Existing Units | 5 |
| Total | 159 |

Table 7 - One Year Goals for Affordable Housing by Support Type

**Discussion**

The city will be funding the following projects with the FY 2021 ESG, CDBG and HOME funds:

* ESG Homeless Prevention Program- Provide housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to prevent the individual or family from moving to an emergency shelter, a place not meant for human habitation for individuals and families at-risk of homelessness. (42 households)
* HOME Palms at Blucher Park- New construction of 72-rental unit multifamily apartment community of which 72 units will be at or below 60% AMI. (72 households)
* HOME Homebuyer- down payment assistance to income- eligible residents meeting the income guideline requirements for 80% AMI.  The program will provide up to $50,000 in down payment assistance and up to $10,000 in closing cost assistance. (5 households)
* CDBG Minor Home Repair- Assists homeowners with a grant to provide repairs involving the roof, plumbing, electrical, heating, minor structural repairs, and accessible ramps. The applicant must be at least 62 years old or disabled.  The applicant must meet the 30% AMI. (40 households)

## AP-60 Public Housing – 91.220(h)

**Introduction**

The City does not own or operate public housing units. The Corpus Christi Housing Authority (CCHA) serves as the City’s Public Housing Agency (PHA).  During PY 2018, CCHA converted their units to 100% Rental Assistance Demonstration (RAD) units.  The conversion of CCHA housing units to RAD units now identifies the Housing Authority as a Section 8 only PHA.

RAD is a voluntary program of the U.S. Department of Housing and Urban Development (HUD) that seeks to preserve public housing by providing Public Housing Agencies with various opportunities, including access to more stable funding. RAD allows a (PHA) to convert from receiving funding under HUD’s Public Housing program — Operating and Capital Funds — to HUD’s Project-Based Section 8 platform. Under RAD, HUD is encouraging PHAs to rehabilitate and preserve their aging public housing developments using a variety of public and private affordable housing resources.

The CCHA operates two (2) types of local housing voucher programs.  The Tenant Based Voucher Program (Section 8) and the Project Based Voucher Program are the two programs which are available to citizens of Corpus Christi seeking housing. Residents of the CCHA have various programs offered to address certain needs.  CCHA established strong criteria for their residents who are in either of their programs.  The CCHA ensures all tenants are in decent, safe, and most importantly affordable housing throughout their many complexes within Corpus Christi.

While the City does not own or operate any public housing units, CCHA has created programs to help residents become self -sufficient to promote homeownership.  The CCHA is currently working on a partnership with the Salvation Army in assisting homeless individuals and families by increasing application points which will allow them to move up on the CCHA waiting list faster.  Once an eligible resident exists transitional housing from the Salvation Army, they are assisted with a Section 8 voucher for permanent housing.  The City funds the Salvation Army and supports eligible program services.

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

In an effort to help with local housing needs, the City is leveraging economic development tax funding in the Corpus Christi B Corporation and other funding sources such as establishing new Tax Increment Financing Zone (TIF) for affordable housing projects.

The City is also leveraging other types of local funding sources such as the creation of new Tax Increment Reinvestment Zones (TIRZ) in order to increase affordable housing rental unit production.

The City also actively seeks opportunities to establish new partnerships with community agencies for transitional housing.

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

CCHA created programs to help residents become self- sufficient and promote homeownership. All residents can participate in the STAR Program.  This program is 6 weeks and assists residents with classes regarding renting and budget. At the end of the program, the resident receives a certificate. This certificate is used when a single-family home is available to be used with the voucher. The certificate assures the homeowner/landlord that the client has successfully completed this course and in turn prepares the renter for homeownership.

The CCHA is also implementing an infill program. The program allows the CCHA to purchase vacant lots for affordable housing development and build an affordable house. Residents may use their voucher for the home, and the CCHA is considering to offer a rent-to-own program in the future.

Additionally, the City’s Homebuyer Down Payment and Closing Cost Assistance Programs are available to residents of the CCHA.  These programs promote homeownership to low-income residents of Corpus Christi and to public housing residents ready to transition to homeownership.

The City also identifies publicly owned land in high opportunity, environmentally healthy areas that can be reserved for affordable housing, including land currently owned by the City. The City will work with an affordable housing developer on the new construction of affordable housing on a City’s decommissioned park to include conveyance of land. This project entails units for homeownership for low-to moderate-income residents.

The City recently updated the GMD website; program brochures; and established an online application for housing programs to promote all housing programs.

The City also provides virtual meeting access and capabilities in order to prepare, prevent, and respond to the Coronavirus pandemic. This includes amendments to the Citizen Participation Plan to allow for virtual public meetings and hearings to further facilitate input in the consolidated plan process, stakeholder meetings and program participation.

The City continues to work with the CCHA to search for and identify any city-owned land for the purpose of partnering with the CCHA to build affordable housing.

Additionally, the City is also leveraging other types of local funding sources including updating the City’s very own Infill Housing Incentive Program (IHIP) to review existing threshold caps and City incentives to maximize the capacity of the program in order to adopt a comprehensive policy that creates and preserves affordable housing in Corpus Christi.

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

The Corpus Christi Housing Authority is not designated as a troubled PHA.

**Discussion**

2020 was a challenging year due to the worldwide COVID-19 pandemic. Starting in March, the City began adopting various measures to promote social distancing and limited and/or delayed construction developments.

CCHA and  Low-Income Housing Tax Credit LIHTC projects are the entities that actively provide public housing and affordable housing in Corpus Christi.  The City also makes referrals to the CCHA and LIHTC locations.

Affordable housing is in high demand, and several strategies are being implemented by the City to facilitate housing opportunities in the City of Corpus Christi as stated in the section above.

For PY2021, the City is committed to working with residents throughout Corpus Christi to provide safe, decent, and high-quality affordable housing options, and work with various stakeholders and partners to promote self-sufficiency and economic betterment for all public housing and city residents.

The City continues to work on establishing a strong working relationship with the CCHA.  During the year, CCHA provides the City with their Action Plan for review and approval.  The City and CCHA have been in discussions on potential partnerships as it pertains to homeownership.

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

**Introduction**

Emergency Solutions Grant funds will be one of the sources used to address the needs of homeless persons and persons with special needs. Through a Request for Proposal, nonprofit agencies will be funded for providing services in 4 primary categories: Emergency Shelter and Operations, Homeless Prevention Activities, Rapid Re-housing and Stabilization, Outreach, and Administration. In addition to ESG funds, HOME funds will also be used for Tenant-Based Rental Assistance and new housing development will include units for formerly homeless households where possible.

**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 continues to partner and fund local social service agencies that provide street outreach and program services and resources for homeless persons and families, women with children, veterans and residents with special needs, at-risk of homelessness and chronic homeless population. These agencies include The Salvation Army, Family Endeavors, and Corpus Christi Hope House. Mission 911 and Catholic Charities will be funded by the City through CDBG.

Outreach to homeless persons in the City, including unsheltered persons, is provided by The Salvation Army, Hope House and Family Endeavors. During program PY2021, the City’s one-year allocation to the three (3) awarded agencies will be as follows: The activity of Homeless Prevention will receive funding in the amount of $50,021.00, Rapid Re-housing will receive funding in the amount of $33,075.00, and Emergency Shelter will receive funding in the amount of $137,120.00. The funds will also provide central intake assistance services for homeless persons and persons at-risk of homelessness in compliance with HUD Coordinated Entry Notice CPD-17-01. These funds will be an important factor in the community for reaching the unsheltered population and assessing the individual needs of all participants.

Additionally, the City provides technical assistance to the Homeless Issues Partnerships (HIP)meetings and key partners. The City meets regularly with these groups to discuss and establish strategies to facilitate homeless initiatives including street outreach and establishing partnerships with local agencies for potential projects.

Additionally, the City leverages GMD staff by assisting in the development of policies and procedures, forms, and process improvements for proposed CDBG-CV and ESG-CV funded projects.

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

As indicated above, certain funding amounts have been allocated in the areas of Homeless Prevention, Rapid Re-housing, and Emergency Shelter. These funds will be an important role in addressing emergency shelter and transitional needs. As shown, the emergency shelter activity is receiving the bulk of the ESG funding and is expected to assist in this area of great need.

The City continues to provide assistance for emergency shelter, homeless prevention and rapid rehousing for the homeless through the following service providers: The Salvation Army, Hope House, and Family Endeavors.

**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**

The City continues to partner and fund local social service agencies who provide program services and resources for homeless persons and families, women with children, veterans, and residents with special needs, at-risk of homelessness and chronic homeless population. These agencies include The Salvation Army, Family Endeavors, and Corpus Christi Hope House.

The City also participates in the Homeless Issues Partnership, Inc, (HIP) meetings.  The City adopted the Housing First approach. This approach does not work for everyone, some clients need more time in an emergency shelter because they just are not ready for housing for various reasons.  As a result, our agencies have the flexibility to extend the emergency shelter period on a case by case basis, which allows us to work even closer with the most challenging of cases.  Through case management, our agencies work as housing navigators and have created great relationships with several local landlords who are willing to work with our program participants.  These relationships have allowed them to move clients into housing as quickly as possible with many landlords overlooking issues such as credit, poor rental history, etc.  Our agencies have found that working with several other agencies that provide resources to those in need and connecting clients to those various resources has helped to keep people from returning to homelessness. It is a collaborative effort.

The City continues to coordinate with the residents, local social service agencies, non-profit and private developers, stakeholders and active participation in advisory committee meetings to develop the plan and establish strategies for homeless initiatives to fill gaps and homeless services for shelter, referral services and achievement of permanent housing.

The City continues to fund and partner with local service providers to add additional locations and beds for chronically homeless individuals through these four primary strategies in FY2021-2022:

The City continues their partnership with The Salvation Army to provide a winter warming center during inclement weather.

The City continues their partnership with The Salvation Army and Hope House to provide rental deposit assistance to help households avoid becoming homeless.

The City continues their partnership with Family Endeavors to provide rental deposit assistance for veterans to help households avoid becoming homeless.

**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.**

Each January, HIP conducts a Point-in-Time (PIT) count of the City’s sheltered and unsheltered homeless in coordination with the 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.

The City of Corpus Christi kicked off the Coordinated Entry System (CES) in April 2017. The CES focuses on Emergency Shelter and Permanent Housing. The process at the entry points focuses on access, assessment, and assignment of referrals to the appropriate housing intervention. This reduces the amount of time clients spend going from location to location trying to find the resource(s) that will solve their housing crisis.

The 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 persons requesting assistance; and effective and appropriate connections to housing and services for all populations. \*discussion continues in Grantee Unique Appendices, Appendix 4\*

**Discussion**

The Salvation Army will continue to serve as a Coordinated Entry point for people who are homeless and who will be screened and assessed for a range of City-funded homeless programs, including emergency shelters, permanent supportive housing, rapid rehousing services and unsheltered outreach. Rising Tide Ministries will also become an entry point thereby augmenting and improving the citywide system. All contracted service providers report outcomes based on homeless strategies and initiatives.

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

**Introduction:**

A variety of barriers exist regarding the production and presentation of affordable housing. Additionally, COVID-19 impact over the past year have presented additional barriers to affordable housing, and these challenges are also included below:

* Income and wages are not keeping pace with rising housing costs and the overall cost of living.
* Homeownership is out of reach for the majority of residents.
* Low housing vacancy rates are contributing to higher rents.
* The cost of land is high and there is a lack of vacant land for future growth.
* Development barriers in some communities, including permit processing times, height restrictions, outdated area development plans, environmental review, and the community opposition-not in my back yard “NIMBY” mentality.
* Backlog of infrastructure and public facility investment needs.
* Impediments to Fair Housing.COVID19 impact on construction materials and costs

The City continues to explore and identify ways to address the affordable housing crisis.  During the PY2021 Action Plan, the City will continue to identify surplus property owned by the City in order to convey them for affordable housing.

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.

**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 collaborated with the local TYPE A Board to establish the framework and leverage funding for the purchase and land conveyance of a decommissioned 1.95-acre park for an affordable housing development. The City continues to work with the potential developer on the design of the new affordable housing construction project. As stated in AP-15 and AP-20.

The City, in support of the development will also leverage the proposed homebuyer down payment and closing cost Assistance Programs up to $35,000 for eligible clients.

The City created a Homeless Services and Workforce Housing Division to focus on homeless services and workforce housing initiatives.  This will allow for new staff to concentrate efforts specific to these needs and create a local collaboration with municipalities, local social service agencies, developers, builder associations, private industry, colleges and universities, and hospitals including City departments to create a strategic plan and establish policies to remove barriers.

The City is also leveraging other types of local funding sources including updating the existing Infill Housing Incentive Program (IHIP) to review existing threshold caps and City incentives to maximize the capacity of the program to increase affordable housing stock.   The strategy provides a critical path forward to adopt a comprehensive policy that creates and preserves affordable housing in order to:

1. Continue housing preservation programs
2. Provide access to City owned land for affordable housing development
3. Encourage more developers to build affordable housing
4. Promote economic diversity in CDBG LMI areas
5. Promote low-income households living in higher income areas
6. Prevent unintended consequences that cause displacement such as increasing property taxes that make housing less affordable for low-income households; and
7. Consider the impact of incentives, such as fee waivers, on City operations

The City continues to provide HOME funding to provide decent affordable housing and creating suitable living environments through home rehabilitation and demolition/reconstruction programs with the outcome of affordable housing preservation.

The City is addressing the barriers that hinder affordable housing and residential investment with the following strategies: Funding Low-Income Housing Tax Credits (LIHTC) projects to incentivize private developers in their federal tax liability in exchange for financing to develop affordable rental housing. LIHTC project rents must remain restricted for at least 20 years after project completion. The City’s Development Services Department, by City Ordinance, provides a savings of up to ½ pre-development costs to non-profits developing affordable housing.

The City will continue to work on a comprehensive plan or policy to be adopted by the 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 as listed above.

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.

**Discussion:**

* The City of Corpus Christi works to remove barriers to affordable housing and address the financial impacts taking actions to reduce the costs or provide off-setting financial incentives to assist in the production of safe, high quality, affordable housing.
* In the past, the City has used HOME funds for the production of affordable housing, first time homebuyer program and tenant based rental assistance. For PY 2021, the city set-aside $1,000,000 to support developers for the creation of an affordable rental housing project; $375,000 continued down-payment and closing cost assistance for residents who seek funding opportunities to become homeowners. The following measures may be taken to alleviate the barriers to affordable housing:
* Continue to support applications for Low-Income Housing Tax Credits from the Texas Department of Housing and Community Affairs.
* Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.
* Continue to improve the permit and planning approval processes to minimize delay in housing development in general and affordable housing development in particular
* Encourage public participation when a proposed project is being considered for approval.
* Implement policies and strategies identified in the AFH document and in the approved area development master plans for development.

## 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 by the City’s Neighborhood Services Department through the Grant Monitoring Division (GMD).

GMD is the lead entity responsible for 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)

This section of the Annual Action Plan describes the City of Corpus Christi’s planned actions to carry out the following strategies outlined in the Strategic Plan:

* Identify gap of in program services
* obstacles to meeting underserved needs
* foster and maintain affordable housing
* reduce lead-based hazard
* streamline institutional structures; and
* enhance coordination between public and private housing and social service agencies
* provide gap services identified in the community needs assessment

In addition, the City has identified obstacles to meeting underserved needs and proposed actions to overcome those obstacles in the following subheadings below.

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

The City identified and prioritized incentives available to support affordable housing development in high opportunity areas to support Palms at Blucher Park project. The project entails 72 affordable housing units.

The City identified publicly owned land in high opportunity, environmentally healthy areas that can be reserved for affordable housing. The City will work with an affordable housing developer on the new construction of affordable housing units on a City’s decommissioned park to include conveyance of land.

The City continues community outreach efforts and participation at local events and activities including: Request for Proposal and technical assistance public meetings; Town Hall meetings; Mini-Expo; and Homeless Issue Partnership (HIP) meeting attendance. The City also actively seeks opportunities to establish new partnerships through program funding and events such a ribbon cutting functions for funded projects and newly awarded agencies.

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

As outlined in AP-10, AP-15 and AP-55, the City will remain focused on the creation and preservation of affordable housing in Corpus Christi. Specifically, the priorities of the plan are to create affordable housing in vulnerable areas, preserve affordability and housing quality, promote accessible housing options, and stabilize residents at risk of involuntary displacement.

The City identified city surplus property for affordable housing. The City will continue to work with an affordable housing developer on the new construction design of affordable housing units on a decommissioned City park to include conveyance of the land in order to create homeownership opportunities.  The City will leverage HOME funds for homebuyer down payment and closing cost assistance for the project.

The City identified additional publicly owned land in high opportunity, environmentally healthy areas that can be reserved for affordable housing to support the Palms at Blucher Park apartment project.  This allowed for the purchase of the land by the developer at appraised value to support the project.  The project entails 72 affordable housing rental units for low-to moderate- income residents.  As stated in AP-10, AP-15 and AP-55.

The City continues to support and provide HOME funding to Low Income Housing Tax Credit (LIHTC) projects to provide decent affordable housing and creating suitable living environments and create affordable housing rental stock in Corpus Christi.

As indicated in AP-15 and AP-55, the City is also leveraging other types of local funding sources including updating the existing Infill Housing Incentive Program (IHIP) to review existing threshold caps and City incentives to maximize the capacity of the program to increase affordable housing stock.   The strategy sets a critical path forward to adopt a comprehensive policy that creates and preserves affordable housing in order to:

* Continue preservation programs
* Provide access to City owned land for affordable housing development
* Encourage more developers to build affordable housing
* Promote economic diversity in CDBG LMI areas
* Promote low-income households living in higher income areas
* Prevent unintended consequences that cause displacement such as increasing property taxes that make housing less affordable for low-income households; and
* Consider the impact of incentives, such as fee waivers, on City operations

The City continues to provide HOME funding to provide decent affordable housing and creating suitable living environments through home rehabilitation and demolition/reconstruction programs with the outcome of affordable housing preservation. As stated in AP-10.

Additionally, the City through GMD continues to fund the homebuyer down payment and closing cost assistance program up to $35,000 to support homeownership by leveraging PY2021 HOME funds.

The City also leverages other types of local funding sources such as establishing new Tax Increment Reinvestment Zones (TIRZ) in order to increase affordable housing rental unit production.

The City continues to actively seek opportunities to establish new partnerships through program funding and coordination with local stakeholders; affordable housing development community; private and non-profit organizations and the Corpus Christi Housing Authority (CCHA).

**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. The City procured a lead-based paint screening services with Astex Environmental Services. LBP testing is requested and obtained for all programs and homes built before 1978. Astex is fully licensed by the State of Texas to perform asbestos testing and abatement management, lead testing and abatement management, mold testing and mold abatement clearance sampling. Astex also performs Environmental Site Assessments (ESA’s) and custom site assessment reporting to meet customer needs.

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

The City of Corpus Christi does not provide social services itself;  however, the City supports non-profit groups, County and State efforts to move low-income persons to economic self-sufficiency or to a maximum level of economic independence.   Specifically, the City continues to partner with and fund local social service agencies who provide program services and resources for homeless and at-risk of homelessness and chronic homeless population; persons and families, women with children, veterans and residents with special needs as stated above.

The City works closely the Texas Homeless Network’s Balance of State and Homeless Issues Partnership (HIP) by providing technical assistance and coordinating committee meetings to establish and implement local goals and objectives to reduce number of poverty-level families.  Specifically, through HIP the 1st coordinated entry was established and implemented also.  HIP was successful in the establishment of a 2nd Coordinated Entry point through Rising Tide Ministries.

The City continues its ongoing efforts to establish a strong working relationship with the CCHA 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.  As stated in AP-75.

The City continues to support and provide HOME funding to Low Income Housing Tax Credit (LIHTC) projects to provide decent affordable housing and creating suitable living environments and create affordable housing rental stock in Corpus Christi.  As listed above.  Local LIHTC provide the following amenities to their residents as well as opened their services to city residents:  computer lab; and use of community center facilities for, homebuyer program counseling services and life skills training.

**Actions planned to develop institutional structure**

The City continues to build a strong institutional structure necessary to carry out its housing and community development strategies. The City’s Neighborhood Services Department through GMD will administer the CDBG, ESG and HOME funded programs. GMD has a combined 50 years’ experience in HUD grant administration.

In conjunction with other City operating departments, GMD will also implement eligible public facility improvements proposed in the PY2021 Consolidated Plan or any of the Annual Action Plans.

Accordingly, GMD and the City’s non-profit agencies have longstanding ties and an effective delivery system for social services to youth, persons with special needs, homeless, veterans, and low- and moderate-income residents. GMD will integrate the public facility improvements and affordable housing initiatives proposed in the Action Plan with these on-going operations.

The City’s GMD will continue to coordinate with various community groups to determine objectives and goals through the public participation process. These groups play a vital role in implementing the Five- Year Consolidated Plan and the Annual Action Plans, annual Performance Reviews, and any proposed Substantial Amendments. All stakeholders are welcomed and encouraged to participate in the implementation of this Consolidated Plan and Action Plan.

Additionally, the City will continue to be actively engaged with the Texas Homeless Network’s Balance of State monthly meetings and participate on their webinars, trainings, and certifications.  The City also provides technical assistance and actively participates in HIP Board meetings. The focus of these efforts is to build strong relationships with local agencies; build staff capacity; improve and expand community outreach to reach target populations; 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.

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

The Corpus Christi Housing Authority maintain and administer housing vouchers in Nueces County. Although funding for public housing authority is not managed by the City, the City continue to fund housing-related activities, such as Tenant Based Rental Assistance, Minor Home Repair Grant, and Demolition/Reconstruction housing programs for low-income persons.

The local nonprofit organizations in Corpus Christi provide several affordable housing and supportive services. These organizations typically have a specific target population that they serve, possess a level of knowledge and expertise that is invaluable. The continuation and expansion of such services by aggressively seeking additional funding will be encouraged over the next year. In addition, better coordination between these agencies and with the public and private sector organizations will remain to be a high priority.

**Discussion:**

The City’s actions planned to address obstacles to meeting underserved needs include activities in support of special needs; assistance for victims of domestic violence; at-risk families and youth; the disabled; elderly; homeless; at-risk of homelessness; Veterans; institutionalized and those with mental health issues. Additionally, the City’s actions to foster and maintain affordable housing include continued funding of programs and agencies that further the affordable housing goals of the City.

The City will continue to provide lead-based paint hazards screening through a 3rd party vendor will continue evaluated and conduct environmental testing.

Institutional structure will continue to be developed through continued coordination with the City, private and non-profit agencies, CCHA, and other local and state agencies. Corpus Christi will continue to foster interdepartmental coordination and continue to build strong relationships with public service agencies in the community.

# Program Specific Requirements

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

**Introduction:**

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.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(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 | 200,000 |
| 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 |
| **Total Program Income:** | **200,000** |

**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(l)(2)**

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

The City is not utilizing other forms of investment beyond those identified in Section 92.205.

1. 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 Homebuyer Assistance Program is administered by Neighborhood Services Department through the Grant Monitoring Housing Division. Information pertaining to the program is found in the GMD Division on informational brochures, GMD website, on the City’s YouTube Channel, and is on occasion advertised on the City’s Social Media account (Facebook and Twitter).  The program also has an on-line application found on the GMD website.  The process for soliciting the homebuyer program is as follows:  Staff participate in informative sessions arranged by Lenders, Staff participate in community events such as technical assistance and neighborhood meetings, public service announcements (PSA’s) on the City’s YouTube Channel as well as Social Media.  Many of the community lenders have knowledge of the programs and the process. The clients will call or visit the office and will speak with housing program specialist.  The Housing Program Specialist explain the process and check their income to make sure they meet income guidelines.

The City also solicits applications for the Homebuyer program by providing application packets via mail, email and on GMD’s website through a newly established electronic intake form process.  The intake form is processed into a database and to the Housing Program folders which is accessed Monday through Friday between 8-5 pm.  On the application, residents can select from a variety of housing programs including the Homebuyer Assistance Program.

Upon receipt of the application, below is the Homebuyer Program process:

\*\*\*The Homebuyer Program process continues in AD-26, Grantee Unique Appendices, Appendix 5\*\*\*

1. 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:

The City’s recapture provisions are intended to protect and ensure the City’s HOME investment are used to enforce the requirement that the property assisted is the primary residence of the homebuyer for the duration of the of the HOME affordability period.

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. Also, the loan amount and terms of the loan are stated in the Deed of Trust and Promissory Note.  As the affordability provisions place some limitations on your ability to sell the property for a period of five (5) years for funding assistance up to $14,999 or for a period of ten (10) years for funding assistance $15,000 - $20,000, 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) or ten (10) 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) or ten (10) year period of affordability (whichever applies), 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) or ten (10) 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 Recapture Policy continues in AD-26, Grantee Unique Appendices, Appendix 7\*\*\*

1. 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)

Updated ESG Written Standards are attached in AD-26,  Grantee Unique Appendices, Appendix 6.

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

The Salvation Army continues to take the lead in the coordinated entry system efforts to determine the housing and social service needs of homeless persons. Homeless Issues Partnership, Inc (HIP) is managing the CES.  Rising Tide Ministries has recently become a 2nd Coordinated Entry Point but has not yet received ESG funding.

1. 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, rapid re-housing, emergency shelter and outreach. 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 by their rank. Projects were presented to City Council for approval.

It is a priority of GMD 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 homeownership. The Grant Monitoring Division specifically seeks proposals to provide shelter and supportive services for the homeless.

1. 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.

1. Describe performance standards for evaluating ESG.

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 oversee internal operations to meet the objective.

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

**Attachments**

**Grantee Unique Appendices**



















































