



DRAFT

ANNUAL ACTION PLAN

HUD PY2022 10/1/22
THRU 9/30/2023



FY 2023
CITY OF CORPUS CHRISTI

Executive Summary

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

1. 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 (NSD) through the Grant Monitoring Division (GMD).

As a HUD entitlement community, the City is required to prepare a Five-Year Consolidated Action Plan (CAP) and annual action plan to implement federal programs that fund housing, community development and economic development. Program Year 2022 represents the fifth year of the City's Plan for Fiscal Years 2018-2022 as ratified by the City Council and approved by HUD. The PY 2022-2023 Action Plan is the City of Corpus Christi's application to the U.S. Department of Housing and Urban Development (HUD) for entitlement grants and identifies the proposed programs and projects to be funded during the City's Fiscal Year (FY) 2023. The following three HUD entitlement grants are 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 \$2,680,058 in CDBG funds: \$1,355,913 in HOME funds and \$234,034 in ESG funds in FY 2022/PY2021. An additional \$264,00 from CDBG Program Income and \$224,964.52 in CDBG reprogrammed funds. Also, \$375,000 in HOME Program Income AND \$100,000 in HOME reprogrammed funds are included. The total resources for the 5th year of the Consolidated Plan are \$5,233,970.

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.

Annual Objectives. The Plan identifies programs and activities that will be used to meet NSD's goals.

As required by HUD, each activity is linked to one of three federal program objectives: 1) decent housing, 2) suitable living environment, or 3) economic development. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3) sustainability. The annual activities that will enable NSD to achieve these objectives and outcomes in PY 2022 are listed below. The FY2023/PY2022 Annual Action Plan addresses the priority needs and goals established in the FY 2018-2022 Consolidated Plan. The priority needs listed below are established as part of this Plan:

Provide Decent Affordable Housing

Facilitate making decent housing more available, accessible, affordable, and sustainable for low- and moderate-income residents through:

- Acquisition, rehabilitation, and new construction of multifamily properties
- Down payment and closing cost assistance to increase low- and moderate-income persons' access to homeownership
- Single family home repair and development to preserve existing and expand new housing stock
- Lead-based paint testing
- Homelessness prevention and rapid re-housing

Creating Suitable Living Environments

Make suitable living environments more available, accessible, affordable, and sustainable for low- and moderate-income residents through:

- Public Facility Improvements
- Code enforcement

- Supportive and transitional housing
- Support services for populations with special needs (e.g., elderly, persons with disabilities)
- Services for the homeless
- Health care education and services

Creating Economic Opportunities

Increase access to economic opportunity for low- and moderate-income communities through:

- Expansion of business products based on community need
- Business development services
- Job training and employment services for low- and moderate-income persons

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

This section continues in Grantee Unique Appendices, Section 1

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 2020) provided a summary of the City's performance. The City is following HUD regulations and continues to deliver housing and community development services in an effective and efficient manner.

In PY2021, a remote monitoring session was conducted by the San Antonio Community Planning and Development representative. No findings were reporting during the monitoring.

GMD continues to successfully administer four (4) internal housing programs including: Homebuyer Closing Cost and Down Payment Assistance Program, Minor Home Repair Grant, and Single-Family Rehabilitation Loan Program. GMD also carries out all monitoring and meets expenditure ratio requirements to comply with HUD regulations and program benchmarks successfully.

PY2021 projects focused 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 programs; food bank services to meet influx service demand; and prevention and elimination of slum and blight.

PY2021 projects also included amended projects added from the CARES Act related to COVID-19 which are successfully providing program services to prevent, prepare and respond to Coronavirus or are under implementation.

PY2021 projects included Code Enforcement activities through the CDBG program including:

Clearance of Vacant Properties and Demolition

CDBG Funds continue to support code enforcement in designated low-mod block groups in the City and blight removal activities in low-income areas and eligible areas 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 minimum 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.

NSD also provided funding to non-profit agencies focusing on improvement to public facilities for youth and senior services; Safe at Home mobility and accessibility program; Food Bank services; homelessness prevention and rapid rehousing services for homeless individuals, families and veterans, chronically homeless and at-risk populations of becoming homeless.

The City also amended City of Corpus Christi Code of Ordinances, Part II. Council Policy, No. 9. The policy is required to outline the use of program income and set out other requirements deemed necessary for the administration of the CDBG and HOME programs. The existing policy hindered the City's ability to respond to local conditions effectively and to help residents through outside groups. The amendment to

the policy streamlined grant applications to respond to existing conditions identified through the needs assessment.

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 FY2023/PY2022 CAAP which include CDBG, ESG, and HOME Programs were conducted on January 19, 2022, January 27, 2022, February 4, 2022, February 10, 2022. 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 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 FY2023/PY2022 will be held on July 19, 2022, with a final Public hearing held on July 26, 2022, during the scheduled City Council meetings to receive public comment.

Several virtual and one-on-one meetings, and calls with affordable housing agencies, utility providers, social services, health care and mental health, emergency management, fire, police, transportation for regional planning efforts to assess needs and identify gaps of services.

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 FY2023/PY2022 Annual Action Plan was placed on the Grant Monitoring Department website (<http://www.cctexas.com/gmd>), the office of the NSD Department, and La Retama Central Library for public review and comment from June 13, 2022, to July 18, 2022. 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.

The first reading/public hearing for the FY2023/PY2022 was held on July 19, 2022.

Public comments and response to public comments will be provided after council approval.

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

All public comments and views were accepted during the public comment period.

7. Summary

The FY2023/PY2022 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, and minor home repair grant program and utility assistance program services. HOME funding will include funding for Single-Family Rehabilitation; Community Housing Development Organization funding to Habitat for Humanity for affordable housing initiatives 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 13, 2022, for review of draft plan and beginning of the 30-day comment period of June 13, 2022, through July 18, 2022. Community input is essential to assess community needs and the development of program service delivery. Community outreach allows for partnership and matching contribution opportunities.

Additionally, GMD assessed prior funding programs and identify needs for recruitment, expansion, or retention of existing programs and/or creation of new programs.

NSD, through GMD continue to administer \$6.2 million in COVID-19 funding to prevent, prepare and respond to Coronavirus.

The City leverages Homeless Services Workforce Housing Division's five full-time dedicated staff positions that are charged with developing strategies in coordination with local partners to end chronic homelessness in Corpus Christi and have taken a lead role in the regional planning efforts. Through the HSWH Division, approximately \$17.6 million dollars for emergency rental assistance was administered with a consultant for immediate programming.

For PY2022, HSWH Division is leveraging approximately \$473k in additional local, state, and private industry grant funding to address homeless issues within the community.

During PY2021, GMD along with stakeholders and community partners identified the need to continue funding for public facility improvements for seniors and youth; elimination of slum and blight; affordable housing; single family rehabilitation, emergency utility assistance, and minor home repair programs.

PY2022 is the last year of the 2018-2022 Consolidated Annual Action Plan. The City will begin undertaking the preparation of the 2023-2027 Consolidated Action Plan.

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 City of Corpus Christi Neighborhood Services Department (NDS) through the Grant Monitoring Division (GMD) is the lead agency responsible for the development of the Consolidated and Annual Action Plan and administration and oversight of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) entitlement grant programs.

In the development of the Annual Action Plan, the City developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis including the FY2018-FY2022 Five-Year Consolidated Annual Action Plan, the 2018 Texas A & M Modeling Housing Affordability study and the 2018 Assessment of Fair Housing Report.

To maximize citizen participation, staff conducted outreach through a series of needs assessment public hearings, Technical Assistance workshops and neighborhood meetings. Several one-on-one meetings were also conducted. As part of these efforts, low- and moderate-income residents, as well as service providers, provided input on the Annual Action Plan.

In the implementation of the FY2023/PY2022 Annual Action Plan and each of the five Annual Action Plans, NSD through GMD shall be responsible for all grants planning, management, and monitoring duties necessary to comply with HUD regulations and City policy. GMD continues to serve 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(I)

1. Introduction

The City of Corpus Christi recognizes that partnerships with public and private entities are vital to the provision of effective assistance to the Corpus Christi community. Each strategy prioritized by the City is only accomplished through effective collaborations with community partners. These partners provide the expertise needed to ensure quality service provision, housing development, and neighborhood revitalization efforts.

In preparation for the FY2023/PY2022 Annual Action Plan, Neighborhood Services Department performed outreach through public meetings to both residents and other stakeholders. Stakeholders included people who work with low- and moderate-income persons, persons with special needs, persons of protected classes, and those who live in low- and moderate-income areas.

Coordination and consultation with public and private agencies are important to the City when developing the Annual Action Plan. NSD continues to work with a number of City departments, the Corpus Christi Housing Authority, major non-profit organizations, and other stakeholders, to ensure that the planning process is both comprehensive and inclusive. NSD obtains information from stakeholders and residents regarding existing conditions and strategies for addressing current needs.

NSD strives to coordinate with private industry, businesses, developers, and social service agencies and mental and health agencies for housing and community development programs. For instance, in PY 2022, NSD will continue to work with the Workforce Solutions and Del Mar College Small Business Development Center to enhance businesses that create or retain jobs and expand services offered in low- and moderate-income areas.

In PY 2022, NSD plans to sustain this meaningful input to strengthen programming during the consolidated planning process. NSD will do this by the following:

- Continue to reach out to and consult with organizations listed in the table titled “Agencies, groups, organizations who participated” in this section of the Plan
- Seek new opportunities for collaboration and consultation to find innovative approaches to addressing pressing community issues and fair housing impediments, including COVID-19 impacts
- Participate in the process and advance community strategies to end chronic homelessness in Corpus Christi

- Continue to host homeless and Housing collective meetings open through HIP to any nonprofit staff member working in or advocate interested in housing or disaster recovery to increase collaboration between the public and nonprofit sectors
- Participate in community outreach events to assist residents with questions, updates, and complaints

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

The City of Corpus Christi strives to partner with public and private agencies to ensure funding priorities are in line with current community development goals. NSD is involved in many community collaborations with an aim to enhance coordination between housing and service providers to better serve the community. NSD continues to lead a community-wide effort to create deeply subsidized affordable homes that are linked to mainstream and social supports, including primary and behavioral health care and housing in partnership with the City’s Health Department, Corpus Christi Housing Authority, Corpus Christi Housing Finance Corporation, Type A and Type B Boards and the Homeless Issues Partnership (HIP). NSD will continue to seek opportunities to strategize with a variety of groups to address short-term and long-term community needs. In addition, NSD staff will meet with community groups and agencies throughout the year to solicit input regarding NSD programs and to plan future activities. In addition, NSD will continue stakeholder engagements such as those listed in the following table “Agencies, groups, organizations who participated.” NSD hosted one-on-one meetings with affordable housing providers and participated in regional, planning events.

NSD also met with subrecipients virtually and in person during the program year. Subrecipients attended initial CDBG, ESG, and HOME funding technical assistance workshops, needs assessment public hearings and neighborhood meetings as stated in the executive summary.

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.

NSD continues to work closely with the Continuum of Care (CoC) and the CoC Lead Agency, the Texas Homeless Network (THN) which 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 through the Homeless Services and Workforce Housing Division is highly 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. 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.

It is important to note the City leverages HSWH Division's five full-time dedicated staff positions that are charged with developing strategies in coordination with local partners to end chronic homelessness in Corpus Christi, have taken a lead role in the regional planning efforts. NSD and local agencies continue to lead the collaborative effort to develop permanent supportive housing for the chronically homeless, continuing to provide supportive services and using the coordinated access system to systematically identify and prioritize the most vulnerable chronically homeless persons for placement into permanent supportive housing. By standardizing assessment processes, the City of Corpus Christi can work quicker and more efficiently to end homelessness by appropriately addressing the needs of person who is in need of assistance.

NSD, through the HSWH partnered with the Nueces County to leverage \$18 million in federal grant resources through the Department of Treasury Emergency Rental Assistance Program (ERAP 1 and ERAP 2). The program was designed to provide assistance to households impacted by COVID-19 and unable to pay rent or utilities. Funding was distributed to qualifying landlords, utility providers, and renters, which helps struggling renters to keep up with rent and other expenses related to housing. This program far exceeded its goal by assisting 3304 households.

HSWH is also the lead on strategies for affirmatively furthering Fair Housing initiatives. The team holds meetings and process housing complaints.

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 of Corpus Christi's through HIP is the homeless system of care and comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state, and local resources to provide services for homeless people. The region's municipalities, including the City of Corpus Christi, also provide resources for services that assist the homeless and those at risk of becoming homeless. The County's non-profit community plays a key role in the current Continuum of Care (CoC) system. Hundreds of agencies throughout the City provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women.

HIP is the lead agency for the CoC in Corpus Christi. HIP guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City's five full-time dedicated staff positions are charged with developing strategies in coordination with local partners to end chronic homelessness in Corpus Christi and have taken a lead role in the regional planning efforts as indicated above.

Coordination to address homelessness — including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth — is guided by the CoC through HIP. All service providers within the CoC can refer people with varying needs to the appropriate service provider(s) in the area.

The City of Corpus Christi receives Emergency Solutions Grant (ESG) funds and 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. Development of performance standards for the City's ESG program provide a measure to evaluate each subrecipients' effectiveness, such as how well the service provider succeeds at 1) targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; 4) reducing each program participant's housing barriers or housing stability risks, and 5) data collection through the Homeless Management Information System (HMIS).

The City, through the needs assessment identified how program funds can be best utilized to meet the needs of the homeless population in the community.

On an annual basis, the City reviews its written standards and will continue to improve them 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
	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 services as the outcome.
3	Agency/Group/Organization	Family Endeavors
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities 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 services as the outcome.

4	Agency/Group/Organization	Workforce Solutions
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Services-Employment
	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?	Held meetings to discuss workforce training needs; childcare needs; housing and homeless needs. Consultation included discussions on regional planning and funding availability to address current conditions.
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. 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 the number of affordable housing rental units as the outcome.
11	Agency/Group/Organization	ADELANTE DEVELOPMENT CENTER
	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 the 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, for potential funding of one (1) Code Enforcement Officer as the outcome.

14	Agency/Group/Organization	City of Corpus Christi 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 department
	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 regional planning for major weather events, ongoing COVID-19 pandemic, funding availability to address potential issues.
15	Agency/Group/Organization	Nueces County 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 regional planning for major weather events, ongoing COVID-19 pandemic, funding availability to address potential issues.

16	Agency/Group/Organization	Christus Spohn Hospital Corpus Christi- Shoreline
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Education Services- Mental Health; Substance Abuse programs; Infectious disease testing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Health Care; Mental Health
	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 regional planning and potential funding for services as the outcome
17	Agency/Group/Organization	Nueces Center for Mental Health and Intellectual Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Education Services- Mental Health; Substance Abuse programs; Infectious disease testing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Health Care; Mental Health
	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 regional planning and potential funding for services as the outcome.

18	Agency/Group/Organization	City of Robstown Fire Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local Regional organization Agency- Fire services
	What section of the Plan was addressed by Consultation?	Area emergency management department
	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 regional planning for major weather events, ongoing COVID-19 pandemic, funding availability to address potential issues.
19	Agency/Group/Organization	Corpus Christi Regional Transportation Authority
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Area emergency management department
	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 regional planning for major weather events, ongoing COVID-19 pandemic, and funding availability to address potential issues.

20	Agency/Group/Organization	Corpus Christi Metropolitan Planning Organization
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local Regional organization Planning organization Agency- Transportation services
	What section of the Plan was addressed by Consultation?	Area emergency management department
	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 regional planning for major weather events, ongoing COVID-19 pandemic, funding availability to address potential issues.
21	Agency/Group/Organization	Cenikor Foundation
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Services-Education Services- Mental Health; Substance Abuse programs; Infectious disease testing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Health Care; Mental Health
	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 regional planning and potential funding for services as the outcome.

22	Agency/Group/Organization	City of Robstown Police Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local Regional organization Planning organization Agency- Police services
	What section of the Plan was addressed by Consultation?	Area emergency management department
	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 regional planning for major weather events, ongoing COVID-19 pandemic, funding availability to address potential issues.
23	Agency/Group/Organization	City of Corpus Christi Police Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local Regional organization Planning organization Agency- Police services
	What section of the Plan was addressed by Consultation?	Area emergency management department
	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 regional planning for major weather events, ongoing COVID-19 pandemic, funding availability to address potential issues.

24	Agency/Group/Organization	COASTAL BEND CENTER FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities 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 services as the outcome.
25	Agency/Group/Organization	City of Corpus Christi Library Department
	Agency/Group/Organization Type	Services-Education Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	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. Consultation included discussions on regional planning for major weather events, ongoing COVID-19 pandemic, funding availability to address potential issues.

26	Agency/Group/Organization	AMERICAN ELECTRIC POWER - AEP
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Agency - Emergency Management Planning 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. Consultation included discussions on regional planning for major weather events, ongoing COVID-19 pandemic, funding availability to address potential issues.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

GMD and HSWH held several virtual and one-on-one meetings, and calls with housing, social services, health care and mental health, emergency management, fire and police agencies, and utility providers for regional planning efforts 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, Accessible Housing Resources Inc.; Coastal Bend Center for Independent Living (CBCIL); Family Endeavors, Catholic Charities of Corpus Christi, Inc., Metro Ministries, Mother Teresa Shelter Inc.; Rising Tide Ministries; and Nueces Center for Mental Health and Intellectual Disabilities.

Consultations with affordable housing organizations include discussions with Community Housing Development Organizations (CHDOs) and potential Low Income Housing Tax Credit projects including technical assistance meetings with Habitat for Humanity, Prospera HCS and Adalante Development LLC.; for affordable housing production needs.

Consultations with City departments include discussions with Code Enforcement; Parks and Recreation; Library; Emergency Operations Center and Corpus Christi Police Department. Discussions centered around facility improvements; slum and blight; clearance of vacant properties programs; emergency operations regional planning.

Consultations with regional partners include discussions with Nueces County Emergency Operations Department; Robstown Fire Department; Robstown Police Department; Christus Spohn-Shoreline; Cenikor; Workforce Solutions; Regional Transportation Authority and Metropolitan Planning Organization. Discussions centered around transportation, homeless efforts, facility improvements and emergency operations regional planning.

NSD continues to work closely with other governments in the metropolitan area, the state, and the federal government to receive feedback for and implement the Consolidated Plan. NSD works closely with non-profit organization, private industry, and local social services organizations to align funding objectives, especially objectives addressing homelessness.

NSD also continues to work closely with HUD officials at the local office. With the COVID-19 pandemic, NSD has increased its efforts in partnering with local non-profits and government agencies to prevent the spread and ameliorate the impacts of the coronavirus.

AP-12 Participation – 91.105, 91.200(c)

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

The Citizen Participation Plan provides policies and procedures that assure that the public has adequate notice and opportunities to provide input into the development of the Annual Action Plan. Generally, it provides for appropriate notice prior to public meetings, accommodations for persons with disabilities, and specification of the number of meetings to be held. The City advertises the Citizen Participation in the local newspaper and City's website.

A series of Public Hearings, Technical Assistance (TA) workshops, and neighborhood meetings for the City of Corpus Christi's FY2022 CAAP that includes the CDBG, ESG, and HOME Programs were conducted on February 2, 2022, February 4, 2022, and February 10, 2022. The purpose of the Public Hearing, TA workshops, and neighborhood meetings were to solicit public input, assess community needs, provide program information, receive comments concerning housing and community needs, and answer questions regarding request for proposals and overall grant process. All interested organizations and low- and moderate-income persons residing in CDBG eligible areas were invited to attend. A first reading public hearing for the FY2023/PY2022 CAAP will be held on July 19, 2022, with a second reading on July 26, 2022.

GMD and HSWH held several virtual and one-on-one meetings, and calls with housing, social services, health care and mental health, emergency management, fire and police agencies, and utility providers for regional planning efforts 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, Accessible Housing Resources Inc.; Coastal Bend Center for Independent Living (CBCIL); Family Endeavors, Catholic Charities of Corpus Christi, Inc., Metro Ministries, Mother Teresa Shelter Inc.; Rising Tide Ministries; and Nueces Center for Mental Health and Intellectual Disabilities.

Consultations with affordable housing organizations include discussions with Community Housing Development Organizations (CHDOs) and potential Low Income Housing Tax Credit projects including technical assistance meetings with Habitat for Humanity, Prospera HCS and Adelante Development LLC.; for affordable housing production needs.

Consultations with City departments include discussions with Code Enforcement; Parks and Recreation; Library; Emergency Operations Center and Corpus Christi Police Department. Discussions centered around facility improvements; slum and blight; clearance of vacant properties programs; emergency operations regional planning.

Consultations with regional partners centered around transportation, homeless efforts, facility improvements and emergency operations regional planning. This includes discussions with Nueces County Emergency Operations Department; Robstown Fire Department; Robstown Police Department; Christus Spohn-Shoreline; Cenikor; Workforce Solutions; AEP; Regional Transportation Authority and Metropolitan Planning Organization.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	City staff attended this meeting.	No comments were received.	No comments were received.	
2	Public Hearing	Non-targeted/broad community	Corpus Christi Hope House and City staff attended this meeting.	No comments were received.	No comments were received.	
3	Public Hearing	Non-targeted/broad community	City staff attended this meeting.	No comments were received.	No comments were received.	

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)
4	Public Hearing	Non-targeted/broad community	Code Enforcement and Grant Monitoring staff attended this meeting.	No comments were received.	No comments were received.	
5	Public Hearing	Non-targeted/broad community	Salvation Army, Accessible Housing Resources, and City staff attended this meeting.	No comments were received.	No comments were received.	
6	Public Hearing	Non-targeted/broad community	Salvation Army and City staff attended this meeting.	No comments were received.	No comments were received.	
7	Public Hearing	Non-targeted/broad community	Salvation Army and City staff attended this 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 of Corpus Christi receives funding from three federal grant programs, the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program and the Emergency Solutions Grant (ESG) Program. These three grant programs combined will bring \$4,270,005 in annual entitlement allocation into the city for PY2022 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 \$2,680,058 for CDBG; \$1,355,913 for HOME and \$234,034 for ESG in program funding. Also includes \$224,964.52 in reprogrammed funds for the CDBG Program and \$100,000 in reprogrammed funds for the HOME Program. An additional \$264,000 from CDBG Program Income and \$375,000 in HOME Program

Income, brings the total resources for the 5th year of the Consolidated Plan to \$5,233,969.52.

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	2,680,058	264,000	224,965	3,169,023	0	The estimated expected amount available for the remainder of the Con Plan is zero.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,355,913	375,000	100,000	1,830,913	0	The estimated expected amount available for the remainder of the Con Plan is zero.

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	234,034	0	0	234,034	0	The estimated expected amount available for the remainder of the Con Plan is zero.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To address housing and community development needs in Corpus Christi, the City will leverage its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City and its development partners will continue to seek new opportunities to leverage federal funds, such as the Low-Income Housing Tax Credit program and other State of Texas resources made available.

HOME funds are matched through the Tenant Based Rental Assistance program.

ESG funding will be matched 100% (excluding administration) by each subgrantee. The two 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 \$70,000.00 of donations from private foundations, and \$30,000.00 of in-kind donations of food, clothing, blankets, etc.,

Hope House will be funded \$116,481.00. Their match will consist of funding \$136,220.00 in salaries.

For FY2023/PY2022 approximately \$236,220.00 will be used as ESG match.

*This section continues in Grantee Unique Appendices, Section 2. *

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 works to identify City-owned lots to address affordable housing needs identified in the consolidated annual action plan.

Discussion

The City of Corpus Christi 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 rehabilitation programs, community development, and homelessness. The City is fortunate to have a network of public and 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: \$489,222 HOME: \$589,917	Rental units constructed: 152 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit Other: 1 Other
2	Increase Affordable Housing: Minor Home Repair	2018	2022	Affordable Housing	Citywide	Increase Affordable Housing	CDBG: \$925,000	Rental units rehabilitated: 37 Household Housing Unit
3	Increase Affordable Housing: TBRA	2018	2022	Affordable Housing	Citywide	Increase Affordable Housing	HOME: \$400,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	Improve Community Environment Code Enforcement	2018	2022	Non-Housing Community Development	CDBG Low/Mod Tracts	Blight Removal	CDBG: \$981,354	Housing Code Enforcement/Foreclosed Property Care: 4004 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve Community Environment Blight Removal	2018	2022	Non-Housing Community Development	Citywide	Blight Removal	CDBG: \$238,095	Buildings Demolished: 9 Buildings
6	Improve Community Infrastructure: Public Fac	2018	2022	Non-Housing Community Development	Citywide	Public Facility Improvements Public Services	CDBG: \$210,000	
7	Address Homelessness	2018	2022	Homeless	Citywide	Address Homelessness	CDBG: \$130,000 ESG: \$234,034	Public service activities for Low/Moderate Income Housing Benefit: 130 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 112 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 580 Beds Homelessness Prevention: 148 Persons Assisted Other: 1 Other
8	Planning and Administration	2018	2022	Administration	Citywide	Administration and Planning	CDBG: \$325,352 HOME: \$183,091	Other: 2 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Affordable Housing: Substantial Rehab
	Goal Description	Funds will be used to increase affordable housing by new construction and for program delivery cost. Rental units constructed: 152 Household Housing Units Homeowner Housing Rehabilitated: 7 Household Units Homeowner Housing Added: 2 Household Housing Units Other: 1 Other
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. Homeowner Housing Rehabilitated: 37 Household Housing Unit
3	Goal Name	Increase Affordable Housing: TBRA
	Goal Description	CBCIL CITY TBRA Project will provide short-term (up to 2 years) subsidized housing for Individuals with disabilities with very and extremely low Incomes who are homeless or at risk of homelessness in Corpus Christi.
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. Housing Code Enforcement/Foreclosed Property Care: 4004 Household Housing Unit

5	Goal Name	Improve Community Environment Blight Removal
	Goal Description	Funds will be used to demolish buildings deemed uninhabitable. Buildings Demolished: 9 Buildings
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). Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100900 Persons Assisted
7	Goal Name	Address Homelessness
	Goal Description	The funding requested will support homeless programs 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. Tenant-based rental assistance / Rapid Rehousing: 112 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 580 Beds Homelessness Prevention: 148 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 130 Households Other: 1 Other
8	Goal Name	Planning and Administration
	Goal Description	Planning and Administration for the CDBG and HOME programs. Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff in program management, monitoring, and evaluation. Other: 2 Other

Projects

AP-35 Projects – 91.220(d)

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 \$4,270,005 in annual entitlement allocation into the city for PY2022 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 \$2,680,058 for CDBG; \$1,355,913 for HOME and \$234,034 for ESG in program funding. An additional \$264,000 from CDBG Program Income and \$375,000 in HOME Program Income, in addition to prior year resources for CDBG of \$224,964.52 and \$100,000 in HOME, brings the total expected resources for the 5th year of the Consolidated Plan to \$5,233,969.52.

ESG funding of \$234,034 will be used for Admin in the amount of \$17,553. The activity of Homeless Prevention will receive funding in the amount of \$45,020, Rapid Re-housing will receive funding in the amount of \$33,200, and Emergency Shelter will receive funding in the amount of \$138,261.

Projects

#	Project Name
1	Grant Monitoring- Minor Home Repair Grant Program
2	Code Enforcement- Demolition
3	Code Enforcement- Clearance of Vacant Properties
4	Code Enforcement Program (Staffing)
5	Parks and Recreation- Senior Meals Truck
6	Engineering- Senior Meals Generator
7	Grant Monitoring- Program Administration
8	Grant Monitoring- Program Delivery
9	ESG 22 Corpus Christi
10	ALMA at Greenwood
11	Grant Monitoring Single Family Rehabilitation
12	Coastal Bend Independent Living (CBCIL) Tenant Based Rental Assistance
13	Habitat for Humanity
14	HOME Administration/Technical Assistance
15	Grant Monitoring- Utility Assistance Program

Table 7 - Project Information

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

needs

The projects listed above were selected from the total of project proposals received in accordance with the priorities established through the Consolidated Plan stakeholder meetings. 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 FY2022-2023 Action Plan are allocated based on the initial Plan Needs Assessment and rating scale.

AP-38 Project Summary
Project Summary Information

1	Project Name	Grant Monitoring- Minor Home Repair Grant Program
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing: Minor Home Repair
	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$875,000
	Description	The Minor Home Repair Grant Program assists 37 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 (50% AMI).
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of households that will benefit from this program is 37 households.
	Location Description	1201 Leopard St. Corpus Christi, TX 78401
	Planned Activities	9The Minor Home Repair Grant Program assists 37 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 (50% AMI).
2	Project Name	Code Enforcement- Demolition
	Target Area	Citywide
	Goals Supported	Improve Community Environment Blight Removal
	Needs Addressed	Blight Removal
	Funding	CDBG: \$158,095

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	9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	The estimated number of buildings that will be demolished with this program is 9 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.
3	Project Name	Code Enforcement- Clearance of Vacant Properties
	Target Area	CDBG Low/Mod Tracts
	Goals Supported	Improve Community Environment Code Enforcement
	Needs Addressed	Blight Removal
	Funding	CDBG: \$248,375
	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	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of households that will benefit from this activity is 3300 households.

	Location Description	Various address within the 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.
4	Project Name	Code Enforcement Program (Staffing)
	Target Area	CDBG Low/Mod Tracts
	Goals Supported	Improve Community Environment Code Enforcement
	Needs Addressed	Blight Removal
	Funding	CDBG: \$732,979
	Description	This request is to fund 11 full-time employees in the Code Enforcement Division - 9 Compliance Officers at 100%, 2 administrative staff for 100% for special code enforcement activities associated with the investigation, notification, and abatement of ordinance violations in CDBG eligible areas. This amount includes operating costs and requires training and certifications. The Program benefits low-income persons in CDBG eligible areas to aid in the prevention/elimination of slums or blight. 2 officers and 1 admin were added in FY22.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of households that will benefit from this program is 3300 households.
	Location Description	Various locations within CDBG census tracts.

	Planned Activities	This request is to fund 11 full-time employees in the Code Enforcement Division - 9 Compliance Officers at 100%, 2 administrative staff for 100% for special code enforcement activities associated with the investigation, notification, and abatement of ordinance violations in CDBG eligible areas. This amount includes operating costs and requires training and certifications. The Program benefits low-income persons in CDBG eligible areas to aid in the prevention/elimination of slums or blight. 2 officers and 1 admin were added in FY22.
5	Project Name	Parks and Recreation- Senior Meals Truck
	Target Area	Citywide
	Goals Supported	Improve Community Infrastructure: Public Fac
	Needs Addressed	Public Services
	Funding	CDBG: \$60,000
	Description	The Elderly Nutrition Program (ENP) provides meals to persons age 60 and over through the congregate lunch and home delivered meals. The meals are prepared on a daily basis, Monday through Friday, at the Nutrition Education Service Center (Central Kitchen). The program prepares approximately 240,000 meals, which includes the meals served at 8 senior centers and the Meals On Wheels Program. The meal program is vital to the nutritional well-being of older underserved adults in our community. Grant funds are being requested for the replacement of one (1) 3/4-ton delivery vehicles for improved safety and efficiency of meal delivery to the eight senior centers. The current vehicle is a box truck with a lift and the year of the vehicle is 2003 (150,011miles). The expected service life of this type of vehicle is 7 years. The vehicle has surpassed its vehicle service life and is needing to be replaced. The vehicle has provided 19 years of service.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of people that will benefit from this program is 950 persons.
Location Description	1201 Leopard St. Corpus Christi, TX 78401	

	Planned Activities	The Elderly Nutrition Program (ENP) provides meals to persons age 60 and over through the congregate lunch and home delivered meals. The meals are prepared on a daily basis, Monday through Friday, at the Nutrition Education Service Center (Central Kitchen). The program prepares approximately 240,000 meals, which includes the meals served at 8 senior centers and the Meals On Wheels Program. The meal program is vital to the nutritional well-being of older underserved adults in our community. Grant funds are being requested for the replacement of one (1) 3/4-ton delivery vehicles for improved safety and efficiency of meal delivery to the eight senior centers. The current vehicle is a box truck with a lift and the year of the vehicle is 2003 (150,011miles). The expected service life of this type of vehicle is 7 years. The vehicle has surpassed its vehicle service life and is needing to be replaced. The vehicle has provided 19 years of service.
6	Project Name	Engineering- Senior Meals Generator
	Target Area	Citywide
	Goals Supported	Improve Community Infrastructure: Public Fac
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$150,000
	Description	Nutrition Education Service Center public facility improvements for the installation of fixed generator for senior meal program delivery programming and services. The Central Kitchen prepares 800 meals a day for the elderly residing at the eight senior centers and for the Meals on Wheels Program. Approximately 240,000 meals are prepared and delivered annually. The kitchen prepares meals from 6:30AM to 10:00 AM. The City recognizes the need and benefits of maintaining program operations for program delivery to homebound senior and disabled residents during power outages, severe weather events and unforeseen circumstances.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of people that will benefit from this program is 950 persons.
	Location Description	1201 Leopard St. Corpus Christi, TX 78401

	Planned Activities	Nutrition Education Service Center public facility improvements for the installation of fixed generator for senior meal program delivery programming and services. The Central Kitchen prepares 800 meals a day for the elderly residing at the eight senior centers and for the Meals on Wheels Program. Approximately 240,000 meals are prepared and delivered annually. The kitchen prepares meals from 6:30AM to 10:00 AM. The City recognizes the need and benefits of maintaining program operations for program delivery to homebound senior and disabled residents during power outages, severe weather events and unforeseen circumstances.
7	Project Name	Grant Monitoring- Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$325,352
	Description	This project will fund 4 FTE staff salaries and administrative costs: 1- Grant Monitoring Manager (30%-Program Delivery), 1- Special Projects Manager (25%), 1- Coordinator, 1-Sr. Management Assistant, and 1- Contract Administrator (30%-ESG/ 35%-CDBG-CV). 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.
	Target Date	9/30/2023
	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 4 FTE staff salaries and administrative costs: 1- Grant Monitoring Manager (30%-Program Delivery), 1- Special Projects Manager (25%), 1- Coordinator, 1-Sr. Management Assistant, and 1- Contract Administrator (30%-ESG/ 35%-CDBG-CV). 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.
8	Project Name	Grant Monitoring- Program Delivery
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing: Substantial Rehab
	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$489,222
	Description	This is the operating budget for 8 FTE staff that service the various housing programs administered by: 1-Assistant Director (30%-HOME ARP), 1-Coordinator, 2-Rehab Specialists, 1-Program Specialist, 2- Contract-Administrators, and 1 Management Assistant. The staff manage and administer the Single-Family Rehabilitation Loan Program, Minor Home Repair Grant Program, Homebuyer Down Payment and Closing Cost Assistance Program, and Mortgage Servicing which manages the servicing of approximately 550 loans provided through the Single-Family 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, construction monitoring, project estimating, and development of specifications and drawings. Staff must attend mandatory and required trainings to remain in federal compliance.
	Target Date	9/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	This project will be for program delivery cost.
	Location Description	1201 Leopard St. Corpus Christi, TX 78401
	Planned Activities	This is the operating budget for 8 FTE staff that service the various housing programs administered by: 1-Assistant Director (30%-HOME ARP), 1-Coordinator, 2-Rehab Specialists, 1-Program Specialist, 2-Contract-Administrators, and 1 Management Assistant. The staff manage and administer the Single-Family Rehabilitation Loan Program, Minor Home Repair Grant Program, Homebuyer Down Payment and Closing Cost Assistance Program, and Mortgage Servicing which manages the servicing of approximately 550 loans provided through the Single-Family 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, construction monitoring, project estimating, and development of specifications and drawings. Staff must attend mandatory and required trainings to remain in federal compliance.
9	Project Name	ESG 22 Corpus Christi
	Target Area	Citywide
	Goals Supported	Address Homelessness
	Needs Addressed	Address Homelessness
	Funding	ESG: \$234,034

<p>Description</p>	<p>ESG Administrative Cost in the amount of \$17,553, 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.</p> <p>Corpus Christi Hope House is requesting funding in the amount of \$116,481. 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.</p> <p>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.</p>
<p>Target Date</p>	<p>9/30/2023</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>The estimated number of people that will benefit from this program is 112 households in rapid rehousing, 580 persons in emergency shelter, and 148 persons in homeless prevention.</p>
<p>Location Description</p>	<p>Various locations within the City.</p>

	Planned Activities	<p>ESG Administrative Cost in the amount of \$17,553, 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.</p> <p>Corpus Christi Hope House is requesting funding in the amount of \$116,481. 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.</p> <p>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.</p>
10	Project Name	ALMA at Greenwood
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing: Substantial Rehab
	Needs Addressed	Increase Affordable Housing
	Funding	:
	Description	<p>ALMA at Greenwood is a proposed 152-rental unit multifamily apartment community of which 152 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.</p>
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	<p>The estimated number of households that will benefit from this program is 152-rental unit multifamily apartments, of which 152-rental units will be at or below 60% AMI.</p>

	Location Description	1201 Leopard St. Corpus Christi, TX 78401
	Planned Activities	ALMA at Greenwood is a proposed 152-rental unit multifamily apartment community of which 152 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.
11	Project Name	Grant Monitoring Single Family Rehabilitation
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing: Substantial Rehab
	Needs Addressed	Increase Affordable Housing
	Funding	HOME: \$896,000
	Description	The Single-Family Rehabilitation Loan Program benefits only low- and very low-income homeowners. The program provides zero percent loans to homeowners interested in rehabilitating their homes. Funds requested will be used to provide demolition and relocation grants and reconstruction loans to eligible homeowners whose homes are 51% deteriorated.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of households that will benefit from this program is 7 households.
	Location Description	Various addressed within the City.
	Planned Activities	The Single-Family Rehabilitation Loan Program benefits only low- and very low-income homeowners. The program provides zero percent loans to homeowners interested in rehabilitating their homes. Funds requested will be used to provide demolition and relocation grants and reconstruction loans to eligible homeowners whose homes are 51% deteriorated.
12	Project Name	Coastal Bend Independent Living (CBCIL) Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing: TBRA
	Needs Addressed	Increase Affordable Housing
	Funding	HOME: \$400,000

	Description	CBCIL CITY TBRA Project will provide short-term (up to 2 years) subsidized housing for Individuals with disabilities with very and extremely low Incomes who are homeless or at risk of homelessness in Corpus Christi. The Project is intended to provide a successful rental experience for de-stabilized households and those who are unhoused with a 'bridge' to permanent affordable housing. Twenty (20) homeless Individuals and individuals at risk of becoming homeless will receive 2 years of assistance for housing and supportive services. Individuals at risk have been or face eviction from their residences, have a disability that impacts their housing stability, and/or loss of employment or illness that is de-stabilizing. CBCIL will solicit referrals of individuals from community organizations that Include homeless shelter/transitional housing, service providers working with individuals in homelessness, and public/private agencies.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of households that will benefit from this program is 10 households.
	Location Description	1537 7th Street Corpus Christi, TX 78404
	Planned Activities	CBCIL CITY TBRA Project will provide short-term (up to 2 years) subsidized housing for Individuals with disabilities with very and extremely low Incomes who are homeless or at risk of homelessness in Corpus Christi. The Project is intended to provide a successful rental experience for de-stabilized households and those who are unhoused with a 'bridge' to permanent affordable housing. Twenty (20) homeless Individuals and individuals at risk of becoming homeless will receive 2 years of assistance for housing and supportive services. Individuals at risk have been or face eviction from their residences, have a disability that impacts their housing stability, and/or loss of employment or illness that is de-stabilizing. CBCIL will solicit referrals of individuals from community organizations that Include homeless shelter/transitional housing, service providers working with individuals in homelessness, and public/private agencies.
13	Project Name	Habitat for Humanity
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing: Substantial Rehab

	Needs Addressed	Increase Affordable Housing
	Funding	HOME: \$237,109
	Description	Habitat for Humanity is proposing to purchase minimum of 2 lots to build 2 new single family residential homes for low-income families.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of households that will benefit from this program is 2 households.
	Location Description	1901 Lipan St. Corpus Christi, TX 78401
	Planned Activities	Habitat for Humanity is proposing to build 2 new single family residential affordable housing units for low-income families.
14	Project Name	HOME Administration/Technical Assistance
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Administration and Planning
	Funding	HOME: \$183,091
	Description	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.
	Target Date	9/30/2023
	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.
15	Project Name	Grant Monitoring- Utility Assistance Program
	Target Area	Citywide
	Goals Supported	Address Homelessness
	Needs Addressed	Public Services
	Funding	CDBG: \$130,000
	Description	One-time or short-term (no more than three months) emergency payments for utility payments to prevent cutoff of service. The applicant must be at least 62 years old, disabled or a Veteran. The applicant must meet the very low-income limits (50% AMI).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of households that will benefit from this program is 130 households.
	Location Description	1201 Leopard St. Corpus Christi, TX 78401
	Planned Activities	One-time or short-term (no more than three months) emergency payments for utility payments to prevent cutoff of service. The applicant must be at least 62 years old, disabled or a Veteran. The applicant must meet the very low-income limits (50% AMI).

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

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. Similarly, ESG funding assigns no priority to geographic regions but rather to organizations that provide housing and services to low-income people and homeless or at-risk of homelessness populations.

Assistance will be directed to eligible low- and moderate- income areas where applicable. These areas are comprised of low- and moderate-income Census Tract Block Groups as defined by the United States Department of Housing and Urban Development (HUD). Residents of these areas have median incomes at or below 80 percent of the area median income (AMI) based on household size for the City of Corpus Christi.

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 (excluding administration).

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 (excluding administration). HOME funds will be used City-wide as eligibility is determined by individual or family

income rather than geographical location

Geographic Distribution

Target Area	Percentage of Funds
CDBG Low/Mod Tracts	100
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For the 2022 program year, the City will invest 100% of CDBG funds, 100% HOME funds and 100% ESG funds (excluding administration) targeted to low- and moderate-income residents.

Priorities were established by the creation of the FY2018-2022 Consolidated Action Plan for each grant to provide decent affordable housing; create suitable living environments; and create economic development.

Discussion

Based on the strategic plan, the City is allocating 100 percent of its CDBG funds; HOME funds and ESG funds (excluding administration) for FY2023/PY2022 to projects and activities that benefit low- and moderate-income people.

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.

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, and construction of new affordable housing. The one-year goals for affordable housing in the City for PY 2022 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	76
Non-Homeless	336
Special-Needs	12
Total	424

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	226
The Production of New Units	154
Rehab of Existing Units	44
Acquisition of Existing Units	0
Total	424

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

Discussion

The city will be funding the following projects with the FY 2022 ESG, CDBG and HOME funds:

- CDBG Emergency Utility Assistance Program- Provide short term emergency utility assistance. The applicants must be at least 62 years old, disabled or a Veteran. The applicants must meet the 50% AMI (130 households).

- 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. (76 households)

- HOME Tenant Based Rental Assistance (TBRA) Program will provide rental assistance for (20 households). Alma at Greenwood - New construction of 152-rental unit multifamily apartment community which will be at or below 60% AMI. Of the 152 units, 12-units will be section 504/special needs. (152 households). Habitat for Humanity- New affordable housing single family home units' construction project (2 households).
- HOME Single Family Rehabilitation Program - benefits only low- and very low-income homeowners. The program provides zero interest loans to homeowners interested in rehabilitating their homes. Funds requested will be used to provide demolition, relocation grants, and reconstruction loans to eligible homeowners whose homes are 51% or more deteriorated (7 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 50% AMI. (37 households)

AP-60 Public Housing – 91.220(h)

Introduction

The Corpus Christi Housing Authority (CCHA) serves as the City’s public housing agency. CCHA provides affordable homes and services to more than 4,000 low-income Corpus Christi residents. CCHA and its affiliates own and operate more than 1,800 units for families, elderly, persons with disabilities, and other residents. CCHA will continue expanding initiatives to ensure the long-term preservation of affordable housing by the conversion of public housing developments to project-based assistance pursuant to HUD’s Rental Assistance Demonstration (RAD) program.

Thanksgiving Homes, a CCHA affiliate is a local non-profit who manages CCHA’s Affordable Homes Program. Thanksgiving Homes recognizes the housing crisis in our country and here in our community. To help bridge the gap, Thanksgiving Homes developed the Small Builders Program to construct Affordable Homes in the community. This innovative program is designed to house families with mid to low income. Thanksgiving Homes is placing new homes within several established neighborhoods in our community. The intent is to help revitalize old neighborhoods and in turn minimize the affordable housing shortage.

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

While the City does not own or operate public housing units, Thanksgiving Homes applied to and is receiving incentives for the construction of affordable homes through the City’s Infill Housing Incentive Program (IHIP). For PY2021, The City approved a Resolution amending the IHIP. The amendment changed the program from a fee waiver program to a reimbursement program and expanded eligible expenses to include permits, fees, demolition, water/wastewater infrastructure improvements, and infrastructure improvements to the sewer lines and streets. Also, the revision increased the length of time a builder has to complete the home from six to nine months, removed the maximum square footage requirement, increased the allowable sales price to 80% of the area median, restricted homebuyers to those households with incomes at or below 80% of the area median, and set recapture requirements for the homebuyer. Reimbursement up to \$25,000 is allowed. The Corpus Christi B Corporation authorized \$1,000,000 over two years for the program and adopted the City Council approved program guidelines without the requirement that homes must be located in a Community Development Block Grant block group area allowing homes to be built city-wide.

To further leverage support for affordable housing, Thanksgiving Homes’ homebuyers are eligible for up to \$35,000 through the City’s Down Payment and Closing Cost assistance program.

For PY2022, the City also approved \$100,000 in the Fiscal Year 2021-2022 City's Operating Budget to provide up to \$7,000 developers fee waivers for homes built on infill lots. The program will increase the

availability of homes for sale at an affordable price. The City also approved the Housing Development Fee Waivers for Non-qualifying Homebuyers Program Guidelines.

Waivable fees in the program guidelines include building permit and plan review fees, municipal solid waste fees, and tap fees for water, wastewater, and gas. Reinspection fees are not included. Waived fees are not to exceed \$7,000 per home.

The Housing Development Fee Waivers for Non-qualifying Homebuyers Program is a complementary program to the Infill Housing Incentive Program (IHIP). Builders can choose to participate in one program or the other but can't receive the benefit of both programs.

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

As stated above, the City implemented the City's Infill Housing Incentive Program and Housing Development Fee Waiver Program and continues to actively promote and receive applications for program participation.

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

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

For PY2022, NSD continues to be committed to working with local partners, developers, and stakeholders throughout the City of Corpus Christi to provide safe, decent, and high-quality affordable housing options. As noted, NSD has established an ambitious program to preserve and expand affordable housing throughout the community through its Infill Housing Incentive Program, Housing

Development Fee Waiver Program, Homebuyer Down Payment and Closing Cost Assistance Program, Single-Family Rehabilitation Program and Minor Home Repair Programs.

NSD will maintain its efforts to involve CCHA in the development and implementation of agency policies and initiatives. NSD will also continue to work with local partners to ensure equal access to housing and services by all citizens and to work aggressively to remove barriers to fair housing and equal opportunity. NSD will also remain committed to working with various stakeholders and partners to promote self-sufficiency and economic betterment for program participants.

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 be used for new affordable housing development and tenant based rental assistance.

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. For PY2022, these agencies include The Salvation Army and Corpus Christi Hope House. These agencies develop relationships with the homeless and refer them to agencies within the homeless network of service providers.

Outreach to homeless persons in the City, including unsheltered persons, is provided by The Salvation Army and Corpus Christi Hope House. During program PY2022, the City's one-year allocation to the two (2) awarded agencies will be as follows: The activity of Homeless Prevention will receive funding in the amount of \$45,020, Rapid Re-housing will receive funding in the amount of \$33,200, and Emergency Shelter will receive funding in the amount of \$138,261. 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.

It is important to note the City leverages HSWH Division's five full-time dedicated staff positions that are charged with developing strategies in coordination with local partners to end chronic homelessness in Corpus Christi, have taken a lead role in the regional planning efforts. NSD and local agencies continue to lead the collaborative effort to develop permanent supportive housing for the chronically homeless, continuing to provide supportive services and using the coordinated access system to systematically identify and prioritize the most vulnerable chronically homeless persons for placement into permanent supportive housing. By standardizing assessment processes, the City of Corpus Christi can work quicker

and more efficiently to end homelessness by appropriately addressing the needs of person who is in need of assistance.

NSD, through the HSWH partnered with the Nueces County to leverage \$18 million in federal grant resources through the Department of Treasury Emergency Rental Assistance Program (ERAP 1 and ERAP 2). The program was designed to provide assistance to households impacted by COVID-19 and unable to pay rent or utilities. Funding was distributed to qualifying landlords, utility providers, and renters, which helps struggling renters to keep up with rent and other expenses related to housing. This program far exceeded its goal by assisting 3304 households as noted in AP-05.

HSWH is also the lead on strategies for affirmatively furthering Fair Housing initiatives. The team holds meetings and process housing complaints.

This section continues in Grantee Unique Appendices, Section 3

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 help with emergency shelter, homeless prevention, and rapid rehousing for the homeless through the following service providers: The Salvation Army and Corpus Christi Hope House.

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 and Corpus Christi Hope House.

NSD continues to work closely with the Continuum of Care (CoC) and the CoC Lead Agency, the Texas

Homeless Network (THN) which 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 through the Homeless Services and Workforce Housing Division is highly 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. 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.

The collaboration with the City also participates in the Homeless Issues Partnership, Inc, (HIP) meetings, the City follows 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 FY2023/PY2022:

The City continues their partnership with The Salvation Army to provide warming and cooling centers 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.

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, and the subrecipient agencies continue to utilize the system to assess each program participant's needs and refer them to the services best suited to their individual needs. 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. The City now has 2 Coordinated Entry points to include The Salvation Army and Rising Tide Ministries.

Discussion

The Salvation Army and Rising Tide Ministries 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 became an entry point thereby augmenting and improving the citywide system. All contracted service providers report outcomes based on homeless strategies and initiatives. As stated above, ESG funds are being allocated to assist with homeless/eviction protection needs. Services are available to all eligible individuals and families. The City's goal for homelessness is to ensure that episodes of homelessness are brief, rare, and non-recurrent.

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

Introduction:

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the primary barriers to affordable housing in Corpus Christi are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

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

In the development of the FY2023/PY2022 annual action plan, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

The City amended the Infill Housing Incentive Program (IHIP) guidelines. The amendment changed the program from a fee waiver program to a reimbursement program and expanded eligible expenses to include permits, fees, demolition, water/wastewater infrastructure improvements, and infrastructure improvements to the sewer lines and streets. Also, the revision increased the length of time a builder must complete the home from six to nine months, removed the maximum square footage requirement, increased the allowable sales price to 80% of the area median, restricted homebuyers to those households with incomes at or below 80% of the area median, and set recapture requirements for the homebuyer. Reimbursement up to \$25,000 is allowed. The City using local dollars through the Corpus Christi B Corporation authorized \$1,000,000 over two years for the program and adopted the City Council approved program guidelines without the requirement that homes must be in a Community

Development Block Grant block group area allowing homes to be built city-wide.

The City to further ameliorate the negative effects of public policies also approved \$100,000 in the general fund operating budget to provide up to \$7,000 developers fee waivers for homes built on infill lots. The program will increase the availability of homes for sale at an affordable price. The City also approved the Housing Development Fee Waivers for Non-qualifying Homebuyers Program Guidelines.

Waivable fees in the program guidelines include building permit and plan review fees, municipal solid waste fees, and tap fees for water, wastewater, and gas. Reinspection fees are not included. Waived fees are not to exceed \$7,000 per home.

The Housing Development Fee Waivers for Non-qualifying Homebuyers Program is a complementary program to the Infill Housing Incentive Program (IHIP). Builders can choose to participate in one program or the other but can't receive the benefit of both programs.

The City will continue to work on a comprehensive plan or policy to be adopted by City Council which will aim to address the challenge of affordable housing in Corpus Christi.

Discussion:

NSD will continue to pursue innovative partnerships, identify additional funding sources, and engage in comprehensive planning efforts with regional entities to reduce and remove barriers to affordable housing and fair housing. In preparation of this Plan, NSD undertook an extensive resident participation effort, and NSD will continue to use existing partnerships and create new ones.

NSD will continue to pursue other funding to benefit residents. Also, NSD will continue to foster collaboration with private industry, financial institutions and housing and service providers to enhance existing strategies and implement new strategies to address affordable housing barriers.

The City of Corpus Christi is committed to improving communities by continuously performing research and analysis, collecting resident input, and exploring best practices to inform programs and activities and to remove barriers to affordable housing. The City continues to work with community partners to fund activities to provide and maintain affordable homes, while working to eliminate barriers that limit the creation or viability of affordable housing, even as the COVID-19 pandemic and its impact persists.

AP-85 Other Actions – 91.220(k)

Introduction:

In the implementation of the FY2023/PY2022 Annual Action Plan, the City will invest CDBG, ESG, and HOME resources to address obstacles to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

The City is leveraging CDBG-DR funding for the Voluntary Buyout Program.

For PY2020, the City will continue the HOME-ARP consultations.

The City will continue to leverage local funds for affordable housing and homeless initiatives as noted in AP-05, AP-10, AP-65, and AP-75 and in sections below.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the FY2023/PY2022 Annual Action Plan in projects that will provide public services to low- and moderate-income people to prevent homelessness, rental assistance to low-income households, and projects that provide the infrastructure necessary to facilitate access to public facilities where services are provided. To address underserved needs, the City is allocating the majority of its CDBG and HOME funds (excluding Administration) for program year FY2023/PY2022 to projects that benefit low- and moderate-income residents.

In addition, the City leveraged approximately \$1.8 million of local dollars to help finance a \$30.8 million 152-unit multifamily affordable rental housing development for 60% AMI. The project, ALMA at Greenwood is a 4% Low Income Housing Tax Credit (LIHTC) project for low-and moderate-income residents.

The City continues to provide funding for the Minor Home Repair Program which assists homeowners with roof, plumbing, electrical, heating, and minor structure repairs. This is the City's major program to provide grants to 62-year-old or disabled residents to meet undeserved needs.

For PY2022, the City will provide funding for a Utility Assistance Program to provide services to undeserved needs.

The City leverages Homeless Services Workforce Housing Division's five full-time dedicated staff positions that are charged with developing strategies in coordination with local partners to end chronic homelessness in Corpus Christi, have taken a lead role in the regional planning efforts. NSD and local agencies continue to lead the collaborative effort to develop permanent supportive housing for the chronically homeless, continuing to provide supportive services and using the coordinated access system to systematically identify and prioritize the most vulnerable chronically homeless persons for placement into permanent supportive housing. By standardizing assessment processes, the City of Corpus Christi can work quicker and more efficiently to end homelessness by appropriately addressing the needs of persons in need of assistance as noted in AP-05; AP-10; and AP-65.

The HSWH Division is funded strictly through the general fund and is highly involved with homeless initiatives including street outreach services; referral of services and administration of 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 as stated in AP-10.

Additionally, HSWH Division is leveraging approximately \$473k in additional local, state, and private industry grant funding to address homeless issues within the community through the following grants:

*This section will continue in Grantee Unique Appendices, Section 4. *

Actions planned to foster and maintain affordable housing

In the implementation of the 2022-2023 Annual Action Plan, the City will invest HOME funds to foster affordable housing by partnering with housing developers to support the development of new rental housing units and provide tenant-based rental assistance to low-income tenants requiring affordable housing as outlined in AP-10, and AP-55.

The City continues to support and provide HOME funding to LIHTC projects to provide decent affordable housing and creating suitable living environments and create affordable housing rental stock in Corpus Christi as stated above.

The City continues to leverage \$1 million over 2 years to fund the Infill Housing Incentive Program (IHIP) and \$100,000 for the Housing Development Waiver Fee Program to support affordable housing initiatives as indicated in AP-05 and AP-60.

For PY2022, NSD continues to be committed to working with local partners, developers, and stakeholders throughout the City of Corpus Christi to provide safe, decent, and high-quality affordable

housing options. As noted, NSD has established an ambitious program to preserve and expand affordable housing throughout the community through its Infill Housing Incentive Program, Housing Development Fee Waiver Program, Homebuyer Down Payment and Closing Cost Assistance Program, Single-Family Rehabilitation Program and Minor Home Repair Programs as noted in AP-60.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Corpus Christi conducts lead-based paint testing and risk assessments for future rehabilitation projects where the property to be assisted was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35. The City procured a lead-based paint screening services with Astex Environmental Services for services. 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.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG, ESG and HOME activities meeting the goals established in the 2018-2022 Consolidated Plan - Strategic Plan and this Annual Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that increase the supply of housing that is affordable to low- and moderate-income households.
- Supporting activities that ensure equal access to housing opportunities.
- Supporting public service activities that address homelessness and special needs populations.
- Supporting activities that improve public facilities and infrastructure; and
- Supporting economic opportunity programs to help families recover from the economic impacts of the COVID-19 pandemic that began in early 2020.

The City, through HSWH continues to work closely with 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, the coordinated entry component implementation. The City of Corpus Christi now has two Coordinated Entry points.

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. Local LIHTC projects 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 life skills classes, homebuyer program counseling services and life skills training.

Actions planned to develop institutional structure

To address the lack of resources necessary to support local programs in Corpus Christi for special needs populations and persons experiencing homelessness, the City's Departments continue to facilitate strategic regional partnerships in the City of Corpus Christi to bring resources into the area. The City's partnership between the City and the Coastal Bend Food Bank, and the City and Nueces County Health Department forged during the previous planning cycle, is an example of the level of determination the City has to provide essential services to its residents. The Neighborhood Services Department continues to search for alternate funding sources.

In conjunction with other City operating departments, public facility improvements will continue for PY2022.

The City continues to foster and provide technical assistance to longstanding partnerships with local agencies for effective delivery systems for social services to the youth, persons with special needs, homeless, veterans, and low- and moderate-income residents.

For PY2021, the City's consultation process was significantly improved with various stakeholders, social services, mental services, health services, non-profit and private organization, and community groups for needs assessments analysis through the public participation process.

The City continues to leverage HSWH team in homeless initiatives as stated above. The HSWH team actively engages with the Texas Homeless Network's Balance of State monthly meetings and participates on their webinars, trainings, and certifications. The City also provides technical assistance and actively participates with 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 population; fund and improve homeless program services and delivery and show a united front to establish trust in the community. HSWH team also addresses the Goals and Strategies of the Assessment of Fair Housing Report

The City will implement components of the 5-year plan and identify any gaps in provision of program

services.

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

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in the City of Corpus Christi—particularly the low-and moderate- income areas.

The Corpus Christi Housing Authority maintains and administers 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 Single-Family Rehabilitation programs for low-income persons.

The City also amended City of Corpus Christi Code of Ordinances, Part II. Council Policy, No. 9. The policy is required to outline the use of program income and set out other requirements deemed necessary for the administration of the CDBG and HOME programs. The existing policy hindered the City’s ability to respond to local conditions effectively and to help residents through outside groups. The amendment to the policy streamlined grant applications to respond to existing conditions identified through the needs assessment.

Discussion:

In the implementation of the FY2023/PY2022 Annual Action Plan, the City will invest CDBG, ESG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

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.

Program Specific Requirements

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	375,000
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:	375,000

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(I)(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.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City's HOME-funded homebuyer programs incorporate a recapture provision in accordance with § 92.254 (a)(5)(ii). As a condition of funding, the homebuyer must enter into a HOME Participation Agreement with the City of Corpus Christi. The City's investment in the property is made as a forgivable loan in exchange for a 15-year affordability period as required under the HOME Program Regulations. The affordability period is enforced by a recorded affordability covenant against the property.

Recapture of funds is required in the event of any of the following during the period of affordability:

1. Sale of the property or transfer of any kind to non-income qualified homebuyers (excluding those related to the dissolution of marriage).
2. When the residence ceases to be used as the primary residence, subleasing, or renting of the property.
3. Refinancing; and
4. Failure to maintain the property in decent, safe, and sanitary condition.

The funds subject to recapture include all funds advanced in connection with the City's homebuyer assistance, less forgiveness payments credited proportionally each year on the anniversary of the Note. HOME funds shall be recaptured from net proceeds, which are defined as the sales price minus superior loan repayment (other than HOME assistance) and closing costs. The City will recapture the entire amount of HOME funds invested from net proceeds, less any forgiveness payments credited. If the net proceeds resulting from a sale are not sufficient to provide for the full return of the Borrower's original down payment and Borrower's cost of capital improvements to the Property (subject to City verification and approval), then the Borrower shall be entitled to recover their original down payment amount and City approved capital improvement amounts before the recapture of the HOME Loan. The recaptured funds will be used to carry out HOME eligible

activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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.

continues in section below

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

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

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

The City enforces the recapture restrictions by recording a Deed of Trust against the property.

The City performs an income and asset certification for the homebuyer at the pre-qualification step to ensure the homebuyer is low to moderate – income.

The City has implemented recapture provisions in all contract documents which ensures the recapture of funds and affordability period by the homebuyer.

Homebuyer agrees to comply with all applicable requirements of the HUD Affordable housing home ownership statutes and regulations, including but not limited to 24 CFR 592.254, and more

specifically 24 CFR 5 92.254(a) entitled "Qualification as Affordable Housing: Homeownership", as amended. Homebuyer agrees that the housing being purchased must be a single residential unit. The unit may be a house, condo, townhome, or manufactured home, Funds will not be provided to purchase properties with multi-units. The housing must be modest housing meaning the maximum sales price cannot exceed 95% of the median purchase price for the area.

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

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

ESG allocations are based on the agency request and ability to carry out activities, prior operating experience with ESG, priority of Shelter vs. Homeless Prevention/Rapid Rehousing, and priority needs. Each non-profit agency has a board member that meets the homeless criteria providing information and serving as advisors. All providers are required to enter data into the Homeless Management Information System. Performance Standards used for evaluating the agency performance are in place. Updated ESG Written Standards are attached in AD-26, Grantee Unique Appendices, Appendix 5.

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

The 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.

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

Once a year, the Grant Monitoring Division (GMD) advertises the availability of ESG funds in accordance with the policies in the Citizens Participation Plan. Needs assessment meetings were conducted. RFP workshops were conducted. During the workshops, technical assistance in completing the grant application was provided and offered if the agency needed. The Applications had a strict due date and time. The Review Committee met and considered the results of the Assessments Needs Survey, reviewed, and ranked all applications and made funding

recommendations to the City Council. These recommendations made to the City Council were made available for public comment for 30 days prior to the City Council meeting again to adopt the funding recommendations, after consideration of any public comment.

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. 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.

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

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

5. Describe performance standards for evaluating ESG.

The City strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. Some of the criteria considered are:

- Capabilities
- Past Performance - Utilization of Previous Funding
- Past Performance – Review of Performance Indicators
- Number of Persons Served

- Other Source of Funding for Leverage
- Ability to Provide Match
- Application Completeness
- Documented Local Need
- Qualified Personnel
- Participation in Homeless Issues Partnership (HIP)

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

CITY OF CORPUS CHRISTI

FY2023/PY2022 CAAP

ATTACHMENTS

Appendix 1	AP-05 (continued discussion)
Appendix 2	AP-15 (continued discussion)
Appendix 3	AP-65 (continued discussion)
Appendix 4	AP-85 (continued discussion)
Appendix 5	ESG Written Standards
Appendix 6	HOME Recapture Policy
Appendix 7	Homebuyer Program Application Process

Executive Summary

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

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

Expected Resources

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

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 leverages Homeless Services Workforce Housing Division's five full-time dedicated staff positions that are charged with developing strategies in coordination with local partners to end chronic homelessness in Corpus Christi, have taken a lead role in the regional planning efforts. NSD and local agencies continue to lead the collaborative effort to develop permanent supportive housing for the chronically homeless, continuing to provide supportive services and using the coordinated access system to systematically identify and prioritize the most vulnerable chronically homeless persons for placement into permanent supportive housing. By standardizing assessment processes, the City of Corpus Christi can work quicker and more efficiently to end homelessness by appropriately addressing the needs of persons in need of assistance as noted in AP-10. HSWH is also the lead for strategies for affirmatively furthering Fair Housing initiatives. HSWH hold regular meetings and process housing complaints.

It is important to note, the HSWH Division is funded strictly through the general fund and is highly involved with homeless initiatives including street outreach services; referral of services and administration of 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 as stated in AP-10.

Additionally, HSWH Division is leveraging approximately \$473k in additional local, state, and private industry grant funding to address homeless issues within the community through the following grants, Ending Homelessness Fund (EHF); Cheniere Foundation; and City of Corpus Christi for homeless population as stated in AP-85 for the homeless population.

The City is leveraging local dollars for affordable housing to the ALMA at Greenwood project for a 152-unit multifamily rental development for 60% AMI. The City leveraged approximately \$1.8 million in combination of City of Corpus Christi Type A and Type B funds and Corpus Christi Housing Finance Corporation (CCHFC) funding to finance the project. The City continues to work with potential developers on affordable housing initiatives.

The City continues to leverage \$2 million to fund the Infill Housing Incentive Program (IHIP).

The City is also leveraging approximately \$100,000 for the Housing Development Waiver Fee Program to support affordable housing initiatives as indicated in AP-05 and AP-60.

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 Parks and Recreation Department Nutrition Education Service Center for families, youth, and senior citizen population. The City also leverages funding for Code Enforcement programming from the general fund.

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

The City is also leveraging \$1.3 million in Community Development Block Grant-Disaster Recovery (CDBG-DR) funding for the Voluntary Buyout Program for up to 10 households impacted by Hurricane Harvey.

The City continues to coordinate with the residents, local social service agencies, non-profit and private developers, stakeholders and actively participate in advisory committee meetings to develop the plan and establish strategies to better leverage federal funding resources.

AP-65 Homeless and Other Special Needs Activities – 91. 220(i)

Describe the jurisdiction's 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 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 all current and proposed CDBG-CV and ESG-CV funded projects.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

Homeless Housing and Services Program (HHSP): Through HHSP, the state provides funding to the nine largest cities in support of services to homeless individuals and families. Allowable activities include construction, development, or procurement of housing for homeless persons; rehabilitation of structures targeted to serving homeless persons or persons at-risk of homelessness; provision of direct services and case management to homeless persons or persons at-risk of homelessness; or other homelessness-related activity as approved by the Department.

Ending Homelessness Fund (EHF): Contributions to the Ending Homelessness Fund will help enhance the number and quality of emergency shelters, prevent families and individuals from becoming homeless, encourage self-sufficiency behaviors and secure stable housing. At such time when contributions will be distributed, a Notice of Funding Availability will be released with equal amounts directed to TDHCA-approved and active ESG providers, including current city or municipality providers.

Cheniere Foundation: Contribution to make a positive impact in the lives of persons who are homeless. The gap in case management and supportive services for persons with disabilities who are homeless was identified as the space where the Cheniere Foundation would make a measurable contribution. The Cheniere Foundation is making the donation to the City and the agreement is between the City and Coastal Bend Center for Independent Living (CBCIL). CBCIL will provide case management and rental assistance services for homeless persons with mental, behavioral, and other disabilities in Corpus Christi. CBCIL agrees to provide case management, supportive services, and secure housing for persons with disabilities who are homeless with the following outcomes:

1. Hire and train one case manager and build program structure
2. Identify 15-20 individuals through outreach for housing and supportive assistance
3. Secure housing for at least eight individuals

City of Corpus Christi: Funding to provide Comprehensive Psychiatric Evaluation and Medication Management for the homeless population.

For PY2022, the City will fund public facility improvements for nutritional meal home delivery for low-income and disabled persons.

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. These agencies include Corpus Christi Hope House, The Salvation Army, and Coastal Bend Center for Independent Living.

For PY2022, the city continues to provide public services funded by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) for Community Development Block Grant-Coronavirus (CDBG-CV) and Emergency Solutions Grant Coronavirus (ESG-CV) to prevent, prepare for, and respond to Coronavirus including: Mortgage and Utility Assistance Programs; Rental and Utility Assistance Programs; Quarantine

Voucher Program; Food Bank program services and homeless training programs.

The City through supplementary CARES Act funds through CDBG-CV3 and ESG-CV3 will provide funding to a Housing Opportunities project which will provide program services prepare, prevent, and respond to Coronavirus. Project is anticipated to be implemented in PY2022.

For PY2022, the City through the American Rescue plan received approximately \$4.2 million in HOME entitlement funding. HOME ARP funding gives jurisdictions significant new resources to address their homeless assistance needs by creating affordable housing or non-congregate shelter units and providing rental assistance or supportive services. HOME-ARP funds can be used for four eligible activities including the production or preservation of affordable housing; tenant-based rental assistance; supportive services, including homeless prevention services and housing counseling; and the purchase or development of non-congregate shelter for individuals and families experiencing homelessness. The City launched the required consultation process and will work with stakeholders, social services agencies, health service agencies and local non-profit and private partners to develop a solid plan.

The City, through the Consolidated Plan, continues to seek federal funds, and other available resources, to residents that have traditionally not been served, or are underserved by previous programs.

City of Corpus Christi

Grant Monitoring Department

ESG Written Standards

The following standards were developed for providing assistance with Emergency Solutions Grant (ESG) funds as required by 24 CFR 576.400(e).

Overview

The City of Corpus Christi (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 Grants program written standard serves as a guide in administering the City's ESG funds. ESG regulations 24 CFR Part 576, as amended, are clear regarding eligible program uses: 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 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.

Amendment Request

The Subrecipient is allowed a maximum of one (1) amendment request per program year. Any subrecipient making a request must submit a formal timely request on agency letterhead, addressed to the Community Development (CD) Administrator, Grant Monitoring Department (GMD), and provide detailed information as to the reason the amendment is being requested. The GMD has ten (10) business days to respond with its decision. Please note that any amendment request must be authorized by the CD Administrator before a subrecipient can make changes as requested.

Client Eligibility

Individuals or Families seeking assistance for homeless prevention must be at 30% of the Area Median Income (AMI) or below. In addition, individuals or family requesting services through the ESG program must meet HUD's definition of homelessness or at-risk of homelessness. To determine if an individual or family is income eligible, the subrecipient must examine an individual or family's annual income to ensure that it does not exceed the most current area income limits as posted on:

<http://www.huduser.org/datasets/il.html>

Additionally, below are the different categories clients can qualify for assistance:

NOTE: OR signifies either/or category, while AND signifies the client must meet all criteria listed.

1. At-Risk of Homelessness:

a. Category 1- Individual or Family

i. 30% of AMI or below

And

ii. Insufficient resources or support networks immediately available to prevent household from moving into an emergency shelter, hotel or motel placement or place not fit for human habitation;

And

iii. Meets one of the following conditions:

1. Two moves in the past 60 days due to economic hardship
2. Living doubled-up due to economic hardship
3. Possess written notice terminating current living situation within 21 days of application
4. Living in hotel or motel paid for by household income
5. Living in crowded conditions: SRO or Efficiency with more than 2 people or larger unit with more than 1.5 people per room
6. Exiting publicly funded institution
7. Living in housing with characteristics associated with instability and increased risk of homelessness

b. Category 2 – Unaccompanied children and youth

A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute:

- i. Runaway and Homeless Youth Act
- ii. Head Start Act
- iii. Violence Against Women Act
- iv. Public Health Service Act
- v. Food and Nutrition Act
- vi. Child Nutrition Act

c. Category 3- Families with Children and Youth

An unaccompanied Youth Who does not qualify as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parents or guardians of that child or youth living with them.

2. Homeless

a. Category 1- Literally Homeless

An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground
- ii. An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals)
- iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

b. Category 2- Imminent Risk of Homelessness

Individual or family who will imminently lose their primary nighttime residence, provided that:

- i. The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
 - ii. No subsequent residence has been identified;
- And**
- iii. The individual or family lacks the resources or support networks, e.g., family friends, faith-based or other social networks, needed to obtain permanent housing.

c. Category 3- Homeless under other Federal statute

Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify homeless under this definition, but who:

- i. Are defined as homeless under
 1. Section 387 of the Runaway and Homeless Youth Act
 2. Head Start Act
 3. Food and Nutrition Act of 2008
 4. Section 725 of the McKinney-Vento Homeless Assistance Act

- ii. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance

And

- iii. Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance

d. Category 4-Fleeing/Attempting to flee DV

Any individual or family who

- i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence
- ii. Has no other residence

And

- iii. Lacks the resources or support networks, e.g., family, friends, faith based or other social networks, to obtain other permanent housing

Reporting Date

1. Monthly payment requests, expenditure reports, matching funds shall be submitted, in a format prescribed by the City which identify the allowable expenditures incurred under this contract.
2. Quarterly performance reports shall be submitted, in a format prescribed by the City, by the first Wednesday of the month after the quarter end, which identify the activities accomplished under this contract.
3. The City of Corpus Christi program year begins on October 1st and ends on September 30th of the following year. At completion of all activities, a contract closeout report must be submitted within 30 days of the end of the contract. The Subrecipient is required to supply such information, in such form and format as the City may require. All records and reports must be made available to any authorized City representative upon request and without prior notice.
4. All ESG Subrecipients must use HMIS to report on clients served by the ESG program.

Templates

The City will promote efficiency in reporting, promote cost-savings, reduce and simplify paperwork and ensure that applicable laws, statutes, and regulations are applied in the design of newly created standard reporting forms for all subrecipients. These forms are all included as attachments in the agreement for the 2019 Program Year.

Matching Funds

The City will meet the required dollar-for-dollar ESG match requirement by requiring subrecipients to match their award dollar-for-dollar with eligible match sources on a monthly basis. The amount will be reported on the subrecipient's monthly report and reimbursement request form. The dollar-for-dollar match from subrecipients can be in cash expended for allowable costs identified by OMB Circular A-87 and A-122. Additionally, program income for the ESG program can also be used as match funds. Further, the value of any real property, equipment, goods, or services can also be used as dollar-for-dollar match.

The City will provide its own match for administrative funds allocated to the City from staff salaries used to administer the grant.

Eligible Organizations

The Subrecipient must be a unit of local government or a private, non-profit organization, as defined by the Internal Revenue Service tax code, evidenced by having a Federal identification number, filed articles of incorporation, and written organizational by-laws.

Further, ESG subrecipients must meet the following criteria to become eligible for assistance under one or multiple activities:

1. Street Outreach (24 CFR 576.101)
 - a. Essential Services
 - i. Related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care. Eligible costs include engagement, case management, emergency health and mental health services, transportation, and services for special populations.

2. Emergency Shelter (24 CFR 576.102)

Any facility with primary purpose to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. Any project funded as an emergency shelter.

- a. Renovation
 - i. Include major rehabilitation or conversion, of a building to serve as an emergency shelter. The emergency shelter must be owned by a government entity or private nonprofit organization. The shelter must serve homeless persons for at least 3 or 10 years, depending on the type of renovation and the value of the building. Note: Property acquisition and new construction are ineligible ESG activities.
- b. Essential Services

- i. Include case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.
 - c. Shelter Operations
 - i. Include maintenance, rent, repair, security, fuel, equipment, insurance, utilities, food, furnishings, and supplies necessary for the operation of the emergency shelter. Where no appropriate emergency shelter is available for a homeless family or individual, eligible costs may also include a hotel or motel voucher for that family or individual.
- 3. Homeless Prevention (24 CFR 576.03)

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, or another place described in paragraph (1) of the homeless definition.

 - a. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in their current housing or move into other permanent housing and achieve stability in that housing. Eligible costs include:
 - i. Rental Assistance: rental assistance and rental arrears
 - ii. Financial assistance: rental application fees, security and utility deposits, utility payments, last month's rent, moving costs
 - iii. Services: housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, credit repair
- 4. Rapid Re-Housing (24 CFR 576.04)

Housing relocation and stabilization services and/or short-and/or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.

 - a. Eligible costs include:
 - i. Rental Assistance: rental assistance and rental arrears
 - ii. Financial assistance: rental application fees, security and utility deposits, utility payments, last month's rent, moving costs
 - iii. Services: housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, credit repair
- 5. Data Collection (24 CFR 576.07)

- a. ESG funds may be used to pay for the costs of participating in and contributing to the HMIS designated by the Continuum of Care for the area. More information about using an HMIS is available on the HMIS page.

Ineligible Organizations

An organization will not be eligible to apply for ESG funds if it meets the following conditions:

1. Outstanding audit or monitoring finding, unless appropriately addressed by a corrective action plan
2. Current appearance on the List of Suspended and Debarred Contractors
3. Terms and conditions of existing contract are not in full compliance
4. History of non-performance with contracts

Written Standards for Provision of ESG Assistance

Standard policies and procedures for evaluating individuals' and families' eligibility for Assistance under ESG.

Per 24 CFR 576.401 ESG subrecipients must conduct an initial evaluation to determine each individual or family's eligibility for ESG assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing.

ESG subrecipients must reevaluate the program participant's eligibility and the types and amounts of assistance the participant needs; not less than once every 3 months for participants who are receiving homelessness prevention assistance and rapid re-housing assistance.

At the subrecipient's discretion, reevaluations may be conducted more frequently than required by 24 CFR 576.401 and may also be incorporated into the case management process which must occur not less than monthly for homelessness prevention and rapid re-housing participants – See 24 CFR 576.401 (e) (i). Regardless of which timeframe is used, reevaluations, must at minimum, establish that:

The program participant does not have an annual income that exceeds 30 percent of median family income for the area, as determined by HUD; and the program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance. To determine if an individual or family is income eligible, the subrecipient must examine an individual or family's annual income to ensure that it does not exceed the most current area income limits as posted on:

<http://www.huduser.org/datasets/il.html>

When the program participant's income or other circumstances change (e.g., changes in household composition) that affects the program participant's need for assistance under ESG, the subrecipient must reevaluate the program participant's eligibility and the amount and types of assistance the program participant needs.

Standards for targeting and providing essential services related to street outreach

The City of Corpus Christi does not target ESG funding to any geographic area or client population. ESG subrecipients are selected through a request for proposal process based on service provision. Subrecipients will not duplicate services in the same Corpus Christi area of operation.

ESG funding may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. For the purposes of this section, the term “unsheltered homeless people” means individuals and families who qualify as homeless under paragraph (1) (i) of the “homeless” definition under 24 CFR Part 576.2. As outlined in 24 CFR Part 576.101, essential services consist of:

- i. Engagement;
- ii. Case management;
- iii. Emergency health services – only when other appropriate health services are inaccessible or unavailable within the area;
- iv. Emergency mental health services – only when other appropriate mental health services are inaccessible or unavailable within the area;
- v. Transportation; and
- vi. Services for special populations.

ESG subrecipients must determine an individual’s or family’s vulnerability and unwillingness or inability to access emergency shelter, housing, or an appropriate health facility, prior to providing essential services under this component to ensure that ESG funding is used to assist those with the greatest need for street outreach assistance.

Policies and procedures for admission, diversion, referral, and discharge by emergency shelters

a. Emergency Shelter Definition

The term Emergency Shelter was revised by 24 CFR Part 576.2 to mean “any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. This definition excludes transitional housing. However, projects that were funded as an emergency shelter (shelter operations) under the FY 2010 Emergency Shelter Grants program may continue to be funded under the emergency shelter component under the Emergency Solutions Grants program, regardless of whether the project meets the revised definition.

b. Admission, Diversion and Referral

Shelter stays should be avoided, if possible, and when not possible, limited to the shortest time necessary to help participants regain permanent housing. Consistent with Section (a) of this document, ESG subrecipients must conduct an initial evaluation of all individuals or families to determine if they should be admitted to an emergency shelter, diverted to a provider of other ESG-funded components, such as rapid re-housing or homeless prevention assistance, or referred for other mainstream resources.

- c. ESG subrecipients must determine that individuals and families meet category (1), (2), (3), or (4) of the Homeless Definitions listed below and rate the individual's or family's vulnerability to ensure that only those individuals or families that have the greatest need for emergency shelter assistance receive ESG funded assistance.
 - i. Category 1 – Literally Homeless
 - ii. Category 2 – Imminent Risk of Homeless
 - iii. Category 3 – Homeless under Other Federal Statutes
 - iv. Category 4 – Fleeing/Attempting to Flee DV
- d. ESG subrecipients must also reassess emergency shelter participants, on an ongoing basis, to help determine the earliest possible time that they can be discharged to permanent housing. All persons discharged from emergency shelters will have their exit status entered into HMIS and will be provided discharge paperwork.
- e. Safety and Shelter Needs of Special Populations
 - a. ESG funding may be used to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are eligible under the regulations for the emergency shelter component found at 24 CFR Part 576.102.
 - b. Consistent with ESG recordkeeping and reporting requirements found at 24 CFR Part 576.500, ESG subrecipients must develop and apply written policies to ensure the safety of program participants through the following actions:
 - i. All grantees and sub-grantees will take appropriate measures to provide for client confidentiality. Grantees and sub-grantees will develop and implement procedures to guarantee the confidentiality of records concerning program participants. All records containing personally identifying information (as defined in HUD's standards for participation, data collection, and reporting in a local HMIS) of any individual or family who applies for and receives ESG assistance will be kept secure and confidential.
 - ii. The address or location of any domestic violence, dating violence, sexual assault, or stalking shelter project assisted under the ESG will not be made public, except with written authorization of the person responsible for the operation of the shelter, and
 - iii. The address or location of any housing of a program participant, including youth, individuals living with HIV/AIDS, victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing will not be made public, except as provided under a preexisting privacy policy of the subrecipient and consistent with state and local laws regarding privacy and obligations of confidentiality
 - c. In addition, ESG subrecipients must adhere to the following ESG shelter and housing standards found at 24 CFR Part 576.403 to ensure that shelter and housing facilities are safe, sanitary, and adequately maintained:

- i. Lead-Based Paint Requirements. The Lead-Based Paint Poisoning Prevention Act applies to all shelters assisted under ESG program and all housing occupied by program participants. All ESG subrecipients are required to conduct a Lead-Based Paint inspection on all units receiving assistance under the rapid re-housing AND homelessness prevention components if the unit was built before 1978 and a child under age six or a pregnant woman resides in the unit.
- ii. Structure and Materials. The shelter building should be structurally sound to protect residents from the elements and not pose any threat to health and safety of the residents.
- iii. Access. The shelter must be accessible, and there should be a second means of exiting the facility in the case of emergency or fire.
- iv. Space and Security. Each resident should have adequate space and security for themselves and their belongings. Each resident must have an acceptable place to sleep.
- v. Interior Air Quality. Each room or space within the shelter/facility must have a natural or mechanical means of ventilation. The interior air should be free of pollutants at a level that might threaten or harm the health of residents.
- vi. Water Supply. The shelter's water supply should be free of contamination.
- vii. Sanitary Facilities. Each resident should have access to sanitary facilities that are in proper operating condition. These facilities should be able to be used in privacy, and be adequate for personal cleanliness and the disposal of human waste.
- viii. Thermal Environment. The shelter/facility must have any necessary heating/cooling facilities in proper operating condition.
- ix. Illumination and Electricity. The shelter/facility should have adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There should be sufficient electrical sources to permit the safe use of electrical appliances in the shelter.
- x. Food Preparation. Food preparation areas, if any, should contain suitable space and equipment to store, prepare and serve food in a safe and sanitary manner.
- xi. Sanitary Conditions. The shelter should be maintained in a sanitary condition.
- xii. Fire Safety-Sleeping Areas. There should be at least one working smoke detector in each occupied unit of the shelter facility. In addition, smoke detectors should be located near sleeping areas where possible. The fire alarm system should be designed for a hearing-impaired resident.
- xiii. Fire Safety-Common Areas. All public areas of the shelter must have at least one working smoke detector.

Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter.

- a. City of Corpus Christi will allow agency developed intake and assessment tools and protocols that will be used by all agencies that receive ESG. In addition, the City will continue to collaborate with all CoC partners, including those that exist within the City of Corpus Christi region to share best practices and further develop common tools, including reporting templates, assessment documents, etc. The tools and protocols will create consistency in client intake and assessment and provide basis for appropriate agency referral and to develop targeting and prioritization protocols.
- b. Upon completion of the common intake and assessment tools and protocols, all ESG subrecipients will use that system to help determine the individual or family need for emergency shelter or other ESG-funded assistance, including essential services related to emergency shelter.
- c. ESG funding may be used to provide essential services to individuals and families who are in an emergency shelter. Essential services for participants of emergency shelter assistance can include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.
- d. ESG subrecipients are responsible to assess an individual or family's initial need for emergency shelter including the need for essential services for emergency shelter and must re-assess their need on an ongoing basis to ensure that only those individuals or families with the greatest need receive ESG-funded emergency shelter assistance. Shelters that serve families must serve all eligible families and may not refuse services based on the age of children or the size of the family.
- e. Client re-assessment will take place at the participant level and at the service provider level. Clients meet with case managers throughout their participation in the program, have regular progress evaluations and re-assessment of clients' need for essential services related to emergency shelter. Clients have opportunity to provide feedback and assessment about programs and services as well.

Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

Coordination to assist the homeless and prevent homelessness will come from the leadership of the local Continuum of Care – Homeless Issues Partnership, Inc. Active engagement and membership in the local homeless coalition is strongly encouraged. The CoC will further engage and coordinate resources amongst other entities to improve current programs and funding.

Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.

- a. ESG-funded agencies will be responsible for ensuring that potential participants are served, with provisions for targeting some services to eligible households who meet prioritization criteria established through the Continuum of Care using coordinated assessment protocols.
- b. A key component to successful implementation of a coordinated assessment system within the City of Corpus Christi is a common screening and assessment process developed through the CoC.

Screening and assessment thoroughly explores a family's or individual's situation and pinpoints their unique housing and service needs. Based upon the assessment, families and individuals should be referred to the kinds of housing and services most appropriate to their situations and need.

- c. The common assessment tool aids matching individuals and families with the most appropriate assistance. Under homelessness prevention, ESG assistance is available to individuals and families below 30% of Area Median Income (AMI), and are homeless or at risk of becoming homeless.
- d. ESG funds can be used to prevent an individual or family from becoming homeless and regain stability in current housing or other permanent housing. Rapid re-housing funds can be used to assist individuals and families who are literally homeless progress toward permanent housing and achieve housing stability.
 - i. Homeless Prevention Households will be re-certified for continued eligibility every 3 months.
 - ii. Rapid Re-Housing Households will be re-certified annually.

Standards for determining the share of rent and utility costs that program participants must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.

- a. Standards for both homelessness prevention and rapid re-housing for determining the share of rent and utilities costs that each program participant must pay, if any, will be based on the following:
 - i. Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the current Fair Market Rent limit, established by HUD.
 - ii. The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units. See 24 CFR 574.320.
 - iii. The rental unit must meet minimum habitability standards found at 24 CFR 576.403.
 - iv. There must be a rental assistance agreement and lease between the property manager and tenant.
 - v. No rental assistance may be made to an individual or family that is receiving rental assistance from another public source for the same time period.
 - vi. Rental assistance may not be provided to a participant who is currently receiving replacement housing payments under Uniform Relocation Assistance
- b. Per 24 CFR 576.106 (e), ESG subrecipients may make rental assistance payments only to an owner with whom the subrecipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the subrecipient a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant.

Standards for determining how long a particular program participant will receive rental assistance and whether and how the amount of that assistance will be adjusted over time.

- a. Subject to the general conditions under 24 CFR 576.103 and 24 CFR Part 576.104, ESG subrecipients may provide a program participant with up to 24 months of rental assistance during any 3-year period. This assistance may be short-term rental assistance, medium term rental assistance, payment of rental arrears, or any combination of this assistance.
 - i. Short-term rental assistance is assistance for up to 3 months of rent.
 - ii. Medium-term rental assistance is assistance for more than 3 months but not more than 10 months of rent.
 - iii. Payment of rental arrears may consist of a one-time payment for up to 3 months of rent in arrears, including any late fees on those arrears.
- b. The maximum amount of rental assistance provided, and an individual or family's level of responsibility for rent payments, over time, shall be determined by the ESG subrecipient and shall be reflective of the individual or family's need for rental assistance and the level of financial resources available to the ESG subrecipient.
- c. Rental assistance will end if and when other subsidy begins, such as Section 8 Housing Choice Voucher, public housing, or project based rental subsidy.
- d. Guidance from the Texas Homeless Network, through Balance of State, will establish, evaluate and modify rental assistance parameters based on data such as community need, outcomes and available funding within the HUD guidelines.

Standards for determining the type, amount, and duration of housing stabilization and relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receives assistance; or the maximum number of times the program participants may receive assistance.

- a. Subject to the general conditions under 24 CFR 576.103 and 24 CFR Part 576.104, subrecipients may use ESG funding to pay housing owners, utility companies, and other third parties for some or all of the following costs, as allowed under 24 CFR 576.105:
 - i. Rental application fees
 - ii. Security deposits
 - iii. Last month's rent
 - iv. Utility deposits
 - v. Utility payments
 - vi. Moving costs, and
 - vii. Some limited services costs
- b. Consistent with 24 CFR 576.105 (c), ESG subrecipients determine the type, maximum amount and duration of housing stabilization and relocation services for individuals and families who are in need of homelessness prevention or rapid re-housing assistance through the initial evaluation, re-evaluation and ongoing case management processes.
- b. Consistent with 24 CFR 576.105(d), financial assistance for housing stabilization and relocation services cannot be provided to a program participant who is receiving the same type of assistance

through other public sources or to a program participant who has been provided with replacement housing payments under the Uniform Relocation Act (URA) during the period of time covered by the URA payments.

Monitoring/ On-Site Visit

The three basic goals for oversight and monitoring of the progress and performance of ESG grantees/recipients include:

1. Ensure that ESG funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met
2. Ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities
3. Enhance and develop the management capacity of grantees or recipients

Monitoring of subrecipients will be conducted on an annual basis. New subrecipients will be monitored on a quarterly basis and will be provided Technical Assistance on an as needed basis. Monitoring can take a number of forms and can include review of reimbursement requests, monthly reports, performance measures, and on-site assessments. If city representatives have a concern or finding the following will take place;

1. Concern
 - a. A concern is a deficiency in program performance not based on statutory, regulatory, or other program requirement (sanctions or corrective actions are not authorized for concerns).
 - b. City will bring the concern to the attention of the subrecipient via formal letter sent certified mail and by email and recommend actions to address concerns and/or provide technical assistance.
 - c. Concerns do not require a response.
2. Finding
 - a. A finding is a deficiency in a subrecipient's program performance based on material noncompliance with a statutory, regulatory, or program requirement for which sanctions or corrective actions are authorized.

- b. City of Corpus Christi will provide documentation via formal letter sent certified mail and by email and will include:
 - i. Condition
 - ii. Criteria
 - iii. Cause
 - iv. Effect
 - v. Corrective action
- 3. The subrecipient must respond to City of Corpus Christi within thirty (30) business days of notification by:
 - a. Concurring and undertaking suggested corrective actions
 - b. Concurring and suggesting alternate corrective actions
 - c. Providing additional information to address the finding

Failure to do so may lead to a de-obligation of funds. However, upon receipt of the Notice of De-obligation, the Subrecipient has thirty (30) days to submit a formal letter of appeal. The agency must:

- 1. Submit the appeal on a formal letterhead, addressed to the NSD Director.
- 2. The letter of appeal must be a minimum of 300 words, detailing an explanation and must include an attached budget of proposed spending.

Recordkeeping Requirements

Financial records, supporting documents, statistical records, and all other records pertinent to an award shall be retained for a period of five years from the date of submission of the final expenditure report or, for awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, as authorized by HUD.

City of Corpus Christi
HOME INVESTMENT PARTNERSHIP PROGRAM
RECAPTURE PROVISIONS

The City of Corpus Christi, HOME Down Payment Assistance Program in compliance with 24 CFR 92.254 of the HOME rule, has adopted the following recapture policy, using the HUD acceptable recapture model, *Reduction (or Forgiveness) During the Affordability Period*.

The HOME recapture provisions are established in §92.254(a)(5) and permit the original homebuyer to sell the property to any willing buyer within the affordability period, while the City of Corpus Christi is able to recapture all or a portion of the HOME assistance provided to the original homebuyer. The recapture approach requires that all or a portion of the direct subsidy provided to the homebuyer be recaptured from the net proceeds of the sale.

Direct HOME Subsidy is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. It includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. It also includes any assistance that reduced the purchase price from the fair market value to an affordable price. Furthermore, if HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

Net Proceeds is the sales price minus the superior loan repayment (other than HOME funds) and any closing costs. The City of Corpus Christi may require full or partial repayment of the direct HOME subsidy when a subsequent sale occurs during the affordability period. If there are no proceeds or insufficient proceeds to recapture the full amount of HOME investment due, the amount subject to recapture must be limited to what is available from the net proceeds.

The period of affordability is based upon the total amount of HOME funds subject to recapture, which is based on the amount of HOME assistance that enabled the homebuyer to purchase the home. This may include any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property, such as the development subsidy. The recaptured funds must be used to carry out HOME eligible activities within the City of Corpus Christi. The period of affordability for the HOME Down Payment Assistance Program is five (5) years. As per HUD regulations, the period of affordability does not begin until the activity is shown as completed in HUD's Integrated Disbursement and Information System ("IDIS"). Therefore, the period of affordability may not start until sometime after the actual execution date of the Agreement and related Deed of Trust and Promissory Note. The period of affordability will however begin on the same date as the IDIS activity completion date.

The following table outlines the required minimum HOME affordability periods:

HOME Investment Per Unit	Minimum Period of Affordability
Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years

Reduction (or Forgiveness) During the Affordability Period: The City of Corpus Christi has chosen to reduce the amount of direct HOME subsidy on a pro-rata basis for the time the homebuyer has owned and occupied the dwelling, measured against the required affordability for its HOME Down Payment Assistance Program. The HOME Down Payment Assistance Program will provide a program and income eligible homebuyer with up to \$5,000 in HOME assistance.

The pro rata amount to be recaptured will be determined by the following formula:

of years in the home x the total direct HOME subsidy = Recapture Amount period of affordability

-The number of years the homebuyer occupied the home, divided by the period of affordability;

-Multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homebuyer

If there are insufficient net proceeds available to recapture the full amount pro rata amount due, then it is not required to repay the difference between the prorated direct HOME subsidy due and the amount the City of Corpus Christi is able to recapture from available net proceeds.

Recapture Example:

A homebuyer receives \$5,000 of HOME down payment assistance to purchase a home. The total direct HOME subsidy to the homebuyer is \$5,000 and requires a 5 year period of affordability. If the homebuyer sells the home in year 3 of the 5 year affordability period, the City of Corpus Christi would forgive 60 percent of the direct HOME subsidy and recapture 40 percent of the direct HOME subsidy, or \$2,000 of the HOME investment, assuming that there are sufficient net proceeds available.

In summary:

The City of Corpus Christi will ensure that a detailed HOME Homebuyer Assistance Program Agreement and Notice of Period of Affordability Agreement that convey the recapture provisions is executed with the homebuyer to ensure that all parties are aware of the specific HOME requirements applicable to the home, such as the period of affordability, principal residency requirement, terms; and conditions of the recapture requirement. The HOME Homebuyer Assistance Program Agreement is a separate legal document that will comply with 24 CFR 92.254 of the HOME rule. As per accordance with the terms and provisions of the HOME Homebuyer Assistance Program Agreement, the City of Corpus Christi through the Notice of Period of Affordability Agreement will provide the homebuyer with the HUD IDIS activity completion date, which is equal to the beginning date of the Period of Affordability.

CONTACT INFORMATION

Neighborhood Services Department

Jennifer Buxton, Assistant Director

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Corpus Christi, TX 78401

(361) 826-3976

HOMEBUYER PROGRAM APPLICANT PROCESS

First Step: Office Visit

Homebuyer will complete GMD intake form at City Hall, 2nd floor or complete intake online at our website cctexas.com under Neighborhood Services Grant Monitoring Division. Homebuyer must provide proof of income for all household members (2 months of current employment paystubs, social security award letter and 6 month's child support) in order to visit with a Housing Program Specialist.

Second Step: Lender

The homebuyer will be responsible for applying and getting approved with a Lender of their choice. It is at the discretion of the mortgage lender whether to accept the City of Corpus Christi five-year or ten year deferred forgivable homebuyer loans, which are dependent on assistance amount. The loan application fee (required by the private sector mortgage) will be the responsibility of the homebuyer.

***The purchase price of an existing home cannot exceed \$204,000 and the purchase price of new home cannot exceed \$251,000.**

Third Step: Application Process

The Homebuyer must meet the following eligibility program requirements.

- Must be income and program eligible for assistance
- Cash on hand cannot exceed the program limits
- The housing ratio ("front end ratio") must fall between 28-32%
- The total debt ratio ("back end ratio") may not exceed 45%

The Lender will submit a loan packet to Housing & Community Development which includes the following items:

- Signed Loan Estimate Form
- Lender conditional loan approval
- Signed and dated 1003
- Copy of the credit report provided by the lender
- Copy of escrow earnest money contract
(sales price cannot exceed \$204,000 for existing home or \$251,000 for new home)
- Three months of the most recent bank statements
- Employment verification form (VOE)
- 2 months of current employment paystubs
- Proof of child support for the last 6 months (printout from Office of the Attorney General or Recorded Child Support Orders)
- Unmarried parents or joint custodial parents must provide proof of primary residence for the child for the last 6 months or show them as dependents on their income tax return.
- Homebuyers who have relatives or friends living with them, must provide proof that person has lived with them for the last 6 months.
- Copy of the divorce decree- if applicable
- If self-employed, a copy of tax return from the IRS for the last two years
- Current government issued identification for all purchasing household members (must be legal resident alien and must provide resident alien card)
- Copy of social security card for all household members
- Tax transcripts from the past two years
- Copy of HUD approved Homebuyer Education Certificate (no older than one year from date of issue)

Homebuyer is required to complete HUD approved Homebuyer Education Class. If two or more persons are buying a home together, all must complete the class. There is a \$75.00 fee per person. The Homebuyer Education Class can be completed on-line at <http://www.frameworkhomeownership.org>. Once the class is completed, Certificate of Completion must be printed and submitted with lender's loan packet.

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Fourth Step: Pre-Qualification Letter

Program Manager will assign Homebuyer application to a Program Specialist for processing. If the Lender submitted all the items listed in step 3, the Program Specialist will proceed in determining eligibility for the homebuyer. If homebuyer is deemed eligible, Program Specialist will call Homebuyer to schedule a pre-qualification appointment and to sign all the required documents. Program Manager will request inspections to be conducted by Housing Rehab Specialist.

Fifth Step: Inspections

Homes built after 1978 are exempt from the paint inspection requirement.

HQS inspections will be required on all existing and new construction homes.

Newly constructed homes will require a copy of the Certificate of Occupancy.

Housing Rehab Specialist will call Realtor to schedule a Housing Quality Standards (HQS) inspection and visual paint inspection on the property.

Upon completion, the seller, realtor, purchaser or other parties responsible may need to complete necessary repairs to satisfy inspection requirements. The property standards inspection is not a residential real estate inspection for the benefit of the buyer. The buyer is required to get a home property inspection if applying for assistance.

Sixth Step: Commitment Letter

Housing Program Specialist will issue a Commitment Letter to the Lender when they provide 1008 (underwriter's analysis form), certified appraisal of the home, Title Commitments showing City's liens and if the home passes all the required inspections. The Commitment Letter is valid for 180 days. Closing instructions will be sent to the title company

Seventh Step: Review of closing documents

Lender will submit the Closing Disclosure *draft* to Housing Program Specialist for review. The Housing Program Specialist will complete the Gap Analysis computations to determine amount of closing costs the homebuyer will need. Program Specialist will inform Lender the amount of closing costs assistance and the lender will make the adjustments needed to the Closing Cost Disclosure and re-submit for approval.

HCD will only pay the following eligible closing costs:

- application fee
- loan origination fee up to 2.5% of loan amount
- title insurance
- title search
- credit report fee
- courier fees
- appraisal fee
- home inspection fees*
- survey fee
- recording fees
- attorney's fees
- document preparation fee
- discount points
- settlement or closing fee hazard insurance
- property tax (current only)
- interest
- pest inspection (wood destroying insects)
- lead paint inspection
- MIP (not financed)

*** Limitations on Closing***

Items not mentioned above or in excess of the allotted City subsidy may be paid from seller proceeds or the

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buyer's own funds. The above-mentioned items are the only items in which the City may contribute.
Eighth Step: Approval to Close

The Title Company will provide the following documents for approval:

- (1) The final Closing Disclosure
- (2) City of Corpus Christi Deed of Trust & Promissory Note for 2nd and 3rd liens
- (3) Warranty Deed
- (4) Insurance Binder (to include: Windstorm Coverage and Fire and Extended) A lender may not include the fair market value of the land on which a dwelling is located in the replacement value of the dwelling and its contents.

Housing Program Manager will give the Title Company approval for closing. The Title Company will request wire transfer by submitting wire instruction and copies of signed legal documents and closing disclosure. Housing Program Specialist will prepare Wire Transfer Memo and forwarded Housing Program Manager for approval and signature. Housing Program Specialist will submit memos to Accounting Department. NOTE: Funding takes two-five working days from the receipt of the signed/dated DOT or Closing Disclosure.

Ninth Step: Final Close Out

The Title Company will provide to HCD the following.

- (1) Original signed Promissory Note
- (2) Recorded City of Corpus Christi Deed of Trust
- (3) Recorded Warranty Deed
- (4) Final signed Closing Disclosure
- (5) Insurance Binder- Windstorm coverage and Fire and Extended Coverage
- (6) Title Policy showing HCD as a Lien Holder

INCOME GUIDELINES

***INCOME LIMITS (80% OF MEDIAN INCOME)**

FAMILY SIZE	1	2	3	4	5	6	7	8
ANNUAL INCOME	43,400	49,600	55,800	62,000	67,000	71,950	76,900	81,850

Revised 06-15-2022* Income limits are established by HUD and are subject to change without notice

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