

# ANNUAL ACTION Plan



# CITY OF CORPUS CHRISTI FY2025/PY2024

October 1, 2024-September 30, 2025

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# Executive Summary

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

### 1. Introduction

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

As a HUD entitlement community, the City is required to prepare an Annual Action Plan (AAP) to implement federal programs that fund housing, community development and economic development. FY2025/PY2024 AAP represents the second year of the City's Five-Year Consolidated Plan for HUD Fiscal Years 2023-2028 as ratified by the City Council and accepted by HUD.

The FY2025/PY2024 AAP is the City of Corpus Christi's application to HUD for entitlement grants and identifies the proposed programs and projects to be funded during the City's Fiscal Year (FY) 2025. The following three HUD entitlement grants are covered in the AAP:

#### Introduction Continuation

- 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 FY2025/PY2024 annual allocations will receive the following for the three grant programs: \$2,659,704 in CDBG funds; \$1,355,913 in HOME funds; and \$234,083 in ESG funds. An additional \$300,000 from CDBG Program Income and \$175,684 in CDBG reprogrammed funds. Also, \$250,000 in HOME Program Income is included. The total resources for the 2nd year of the Consolidated Plan are \$4,975,384.

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

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

The Strategic Plan provides a framework to address the needs of the City for the next five years using approximately \$2.6 million in Community Development Block Grant (CDBG) funds, \$1.3 million in HOME funds and \$234,000 in ESG funds annually. The three overarching objectives guiding the proposed activities are:

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

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

- Improve Availability/Accessibility
- Improve Affordability
- Improve Sustainability

Activities funded this year will support at least one objective and one outcome. The City's framework for realizing the objectives and outcomes include the following goals:

- Increase and Maintain Affordable Housing for low-income households
- Provide a Suitable Living Environment through public facilities and infrastructure improvements
- Blight Removal
- Provide public services and programs related to healthy outcomes for low- and moderate-income persons and households
- Address Homelessness

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

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

## **Evaluation of past performance continuation**

Additionally, partnerships with organizations like Rising Tide Ministries enabled targeted interventions, such as the Safe at Home program, aiming to enhance aging-in-place outcomes for low-income older adults by addressing home environment needs. These endeavors contribute to preserving existing affordable housing stock and ensuring the well-being of vulnerable populations.

The City's commitment to tenant-based rental assistance programming and strategic utilization of HOME funds, alongside leveraging city-owned property for Low-Income Housing Tax Credit projects, underscores its dedication to fostering the creation of new affordable housing units.

Furthermore, with the approval of the City's HOME ARP plan by HUD in PY22, efforts are underway to implement programs effectively. Notably, adaptations stemming from the CARES Act related to COVID-19 have been seamlessly integrated, demonstrating the City's resilience and responsiveness in addressing emergent challenges.

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

Summary from citizen participation section of plan.

A series of Public Meetings and Technical Assistance (TA) workshops for the City's FY2025/PY2024 AAP which include CDBG, ESG, and HOME Programs were conducted on February 28, 2024, February 29, 2024, March 3, 2024, March 6, 2024, and March 7, 2024. TA meetings occurred on April 4, 2024. The purpose of the Public Meetings and TA workshops were 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 FY2025/PY2024 will be held on July 16, 2024 during the scheduled City Council meeting to receive public comment.

Also, the City took part in several measures in an effort to broaden public participation. In addition to the public hearings/meetings, the City conducted several consultations virtually, one-on-one meetings, and calls with local stakeholders including affordable housing agencies, homeless service providers, social service providers, health care and mental health providers, and the Texas Balance of State Continuum of Care.

The purpose of these public meetings was to assess needs and to obtain the views and comments of individuals concerning the City's housing and community development needs for the year and align with the 5-Year Con Plan priorities. For those who were unable to attend the meetings in person, the meetings were on Facebook and the City's YouTube Channel.

In efforts to broaden citizen participation efforts, the public meeting and TA schedule was published in the Corpus Christi Caller Times, in both English and Spanish and posted on the City's webpage.

**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.

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

**7. Summary**

In summary, the AAP has been developed with extensive community input as noted above and reflects the needs of the City.

**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	Planning & Community Development	Development Dept
HOME Administrator	CORPUS CHRISTI	Planning & Community Development	Development Dept
ESG Administrator	CORPUS CHRISTI	Planning & Community Development	Development Dept

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

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

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

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

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Staff from the City is on the board of the Texas Balance of State Continuum of Care (TX BoS CoC) which is administered by the Texas Homeless Network (THN), and work with area service providers to include City resources, to the extent possible, in the provision of service and shelter operations (via ESG funding) to homeless individuals and families in Corpus Christi. The City is an active participant in HIP.

Funding is based on agency needs to address homelessness and available resources. The City released technical assistance workshops in April. The City also coordinates with the Texas Homeless Networks (THN) Balance of State staff on annual ESG allocations. As a member of the TX BoS CoC, the City abides by THN policies for the administration of HMIS.



The City worked closely with THN and HIP to implement a Coordinated Entry System (CES). The Salvation Army is the coordinated entry point established in the City and has taken the lead in the effort to provide a central point to determine the housing and social service needs of homeless persons.

The City has ESG performance standards and evaluation procedures set in place. City staff established and used an internal database system to collect ESG data and request quarterly reports and HMIS data from funded agencies to reconcile accounts. The City's INFOR financial system is also used to reconcile accounts, to set up activities, set up budgets, process payments and to close out activities. The data is also used in the preparation of the CAPER. During PY23, the City updated the ESG Performance Standards and ESG Policy Manual.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Texas Balance of State Continuum of Care
	<b>Agency/Group/Organization Type</b>	Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was through virtual meeting. The anticipated outcome is to gather data and information on the prioritization standards for CoC programs and referred to Point In Time (PIT) resources and local providers.
2	<b>Agency/Group/Organization</b>	CORPUS CHRISTI HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done via phone. The consultation provided input on CCHA housing and the ongoing partnership with the city to provide affordable housing. The PHA shared that the preferences for vouchers are being amended to make sure that those with the greatest need are being served.
3	<b>Agency/Group/Organization</b>	United Corpus Christi Chamber
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done online via email. The anticipated outcome include better coordination between the City and Civic group for better understanding of community needs including affordable housing, job training, employment skills, homebuyer programs, and emergency shelter support.

4	<b>Agency/Group/Organization</b>	CORPUS CHRISTI HOPE HOUSE, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done via email. The anticipated outcomes include better coordination between the city and the CCHH. This will be a continued area for improved coordination.
5	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through virtual meeting. The anticipated outcomes include better coordination between the city and the Salvation Army. The city worked closely with Salvation Army establish a Coordinated Entry System (CES) to determine the housing and social service needs of homeless persons. This will be a continued area for improved coordination.

6	<b>Agency/Group/Organization</b>	Family Endeavors
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through virtual meeting. The anticipated outcome includes better coordination with Family Endeavors to serve additional Veterans who are homeless or at risk of homelessness in Corpus Christi with prevention funding to maintain housing or rapid rehousing services to regain housing stability and mental health.
7	<b>Agency/Group/Organization</b>	Corpus Christi Metropolitan Planning Organization
	<b>Agency/Group/Organization Type</b>	Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done via email. The anticipated outcome is to gain a better understanding of transportation needs of the low/mod community and the transportation issues affecting the homeless population and other vulnerable communities in Corpus Christi.
8	<b>Agency/Group/Organization</b>	Corpus Christi Independent School District
	<b>Agency/Group/Organization Type</b>	Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through virtual meeting. The anticipated outcome is to gain a better understanding of housing issues, homeless, unaccompanied youth, and other needs of students in the Corpus Christi Independent School Districts.
9	<b>Agency/Group/Organization</b>	Coastal Bend Wellness Foundation (CBWF)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through virtual meeting. The anticipated outcome is to gather input on the healthcare, mental health, foster care, victims of Domestic and sex trafficking needs of the low -income and homeless populations that are served by Coastal bend Wellness Foundation.
10	<b>Agency/Group/Organization</b>	cdcb   come dream. come build
	<b>Agency/Group/Organization Type</b>	Housing Non-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through multiple in person meetings. The anticipated outcome is to help identify the affordable housing needs in the City and input on how to address the need over the next year.

11	<b>Agency/Group/Organization</b>	TG 110, Inc., Palms at Morris
	<b>Agency/Group/Organization Type</b>	Affordable Housing Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through multiple meetings and phone calls. The anticipated outcome is to help to identify affordable rental housing needs and how to help address the needs over the next year.
12	<b>Agency/Group/Organization</b>	TG 110, Inc., Palms at Williams
	<b>Agency/Group/Organization Type</b>	Affordable Housing Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through multiple meetings and phone calls. The anticipated outcome is to help to identify affordable rental housing needs and how to help address the needs over the next year.
13	<b>Agency/Group/Organization</b>	Corpus Christi Parks & Recreation Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done by in person meetings. The anticipated outcome is to help to identify the non-housing community development needs in the City and how to potentially address them over the next year.
14	<b>Agency/Group/Organization</b>	Spectrum
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done by phone call. The anticipated outcome is to help to identify the broadband needs of housing occupied by low-and moderate-income households and how to potentially address them over the next year.
15	<b>Agency/Group/Organization</b>	The Purple Door
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims Non-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done by email. The anticipated outcome is to identify the needs of affordable housing, youth center for violence prevention, rapid rehousing, emergency shelter operational support, and efforts to develop a comprehensive approach to supporting homeless initiatives.
16	<b>Agency/Group/Organization</b>	Corpus Christi Fair Housing (CCFH)
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Barriers to Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person consultation. The anticipated outcome is to help to identify fair housing needs and how to help address the needs over the next year.
17	<b>Agency/Group/Organization</b>	Nueces Center for Mental Health and Intellectual Disabilities
	<b>Agency/Group/Organization Type</b>	Services-Health Non-Profit

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Special Needs Facilities and Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was a phone call. The anticipated outcome is to address the needs including affordable housing, supportive services, rapid rehousing, tenant based rental assistance and follow up care. MHID has joined City staff and other partners for weekly street outreach for persons who are homeless. The City has awarded MHID its state allocation of homeless funds to provide services.
18	<b>Agency/Group/Organization</b>	City of Corpus Christi Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Public Agency Law Enforcement
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through a scheduled meeting with the department. The anticipated outcome is to understand the needs and supportive services within the community.
19	<b>Agency/Group/Organization</b>	Coastal Bend Aging and Disability Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through a Virtual meeting. The anticipated outcome is to understand how to better serve seniors and those with disabilities.
20	<b>Agency/Group/Organization</b>	Christus Spohn Hospital Corpus Christi- Shoreline
	<b>Agency/Group/Organization Type</b>	Services-Health



	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through a teams meeting. The anticipated outcome is to provide affordable housing, supportive services, street outreach, transitional housing or hospice, respite care or hospital step-down.
21	<b>Agency/Group/Organization</b>	HUD Climate Communities Technical Assistance through IEM Consultant
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Hazard Mitigation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through a monthly virtual meeting. The City participates in monthly meetings as the Larger Coastal Peer Cohort for technical assistance. The anticipated outcome is that Corpus Christi participation will be used to identify hazard issues associated with climate change, management of flood prone areas, drought and other significant weather events impacting the community.
22	<b>Agency/Group/Organization</b>	Foster Angels
	<b>Agency/Group/Organization Type</b>	Services-Health Non-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through a phone call. The anticipated outcome is to coordination between the City and the agency to establish a partnership for homeless strategy to assist foster youth aging out of the foster care system and potential funding in the future.

23	<b>Agency/Group/Organization</b>	Emergency Operations Center
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local Other government - Multi-Jurisdiction
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Hazard Mitigation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	EOC is responsible for developing Multi-Jurisdictional Hazard Mitigation Action Plan. The Multi-jurisdictional efforts include participation from regional and state agencies including Nueces County EOC, and City's EOC, Public Works, Engineering Corpus Christi Fire Department, Corpus Christi Police Department, National Weather Services and NOAA. The anticipated outcome is to identify hazard issues associated with climate change, significant weather events including areas with increased flood risk. The City is engaged with multiple stakeholders and state and federal agencies about increasing the available water resources to Corpus Christi on a monthly basis and performs full scale exercises.

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

There were not any agencies specifically not consulted. The meetings were an open invitation to any organizations that wish to participate in the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Homeless Network	Funding proposals in the Strategic Plan provide assistance to preserving housing units and preventing homelessness.
CC Parks, Recreation, & Open Spaces Master Plan	City of Corpus Christi	Strategic Plan goals for improving community infrastructure provide assistance to parks & recreational spaces that benefit low to moderate income residence of Corpus Christi.
Corpus Christi's Citizen Participation Plan	City of Corpus Christi	The Citizen Participation Plan was used to help navigate citizen participation throughout the plan in order to gather community input on the goals for the strategic plan.
Plan CC Comprehensive Plan 2016	City of Corpus Christi	All Strategic Plan goals will support the City's Comprehensive Plan overall long-term community development vision.
Nueces County Multi-Jurisdictional Hazard Mitigati	Corpus Christi Office of Emergency Management	Strategic Plan goals were influenced by the issues identified in the Hazard Mitigation Plan.

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

**Narrative (optional)**

Internet Service providers participated in a consultation conducted for the AAP. In addition, the City consulted with the local library regarding the utilization of the library mobile hotspots available for checkout. A Federal Communications Commission (FCC) map was used to assess the broadband needs of housing occupied by low- and moderate-income households. The FCC National Broadband Map was used to provide data on the broadband internet service providers in Corpus Christi and provide data on the number of households with both fixed and mobile broadband internet.

## **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**

A series of Public Meetings and Technical Assistance (TA) workshops were conducted on for the City's FY2025/PY2024 AAP which include CDBG, ESG, and HOME Programs on: February 28, 2024, February 29, 2024, March 3, 2024, March 6, 2024, and March 7, 2024. TA meetings occurred on April 4, 2024. The purpose of the Public Meetings was to help to identify housing and community development needs and establish priorities for HUD funding over the FY2025/PY2024 Annual Action Plan. The TA workshops were 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 FY2025/PY2024 will be held on July 16, 2024, during the scheduled City Council meetings to receive public comment.

The City also undertook several measures in an effort to broaden public participation. In addition to the public hearings/meeting, the City conducted several virtual and one-on-one meetings, and calls with local stakeholders including affordable housing agencies, homeless service providers, social service providers, health care and mental health providers, and Texas Homeless Network-the Texas Balance of State Continuum of Care.

The purpose of these public meetings was to assess needs assessment to obtain the views and comments of individuals concerning the City's housing and community development needs for the year and align with the 5-Year Con Plan priorities. For those who were unable to attend the meetings in person the meetings were live on Facebook and the City's YouTube Channel.

In efforts to broaden citizen participation efforts, the public meeting and TA schedule was published in the Corpus Christi Caller Times, in both English and Spanish.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community  City Council Districts	February 28 District 3 (6 attendees), February 29 District 1 (8 attendees), March 3 District 2 (5 attendees), March 6 District 4 (7 attendees), and March 7 District 5 (8 attendees)	Citizens provided input on community needs.	Comments will be included after public comment period.	

2	Consultations	Stakeholders	<p>A number of individuals from organizations whose mission involves housing in one facet or another provided feedback. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, housing developers, community development organizations, educational institutions, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard. A complete summary of meeting minutes is included in the</p>	<p>Participants provided input on community needs and priorities.</p>	<p>All comments were accepted. See Citizen Participation section for extensive notes.</p>	
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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)
			Citizen Participation Appendix X.			
3	Public Hearing	Non-targeted/broad community	Public Hearing/First Reading of Ordinance: 7/16/2024	One comment was received. See attached citizen participation comments.	All comments were accepted.	
4	Council Agenda	Non-targeted/broad community	Second Reading of Ordinance: 7/23/2024	No comments were received.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### 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	2,659,704	300,000	175,684	3,135,388	7,979,112	The estimated expected amount available for the remainder of the Con Plan is three times the 2024 annual allocation.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,119,386	250,000	0	1,369,386	3,358,158	The estimated expected amount available for the remainder of the Con Plan is three times the 2024 annual allocation. Dan Curtis payoff \$45k for prior year resources consideration.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	234,083	0	0	234,083	702,249	The estimated expected amount available for the remainder of the Con Plan is three times the 2024 annual allocation.

Table 5 - Expected Resources – Priority Table

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

The City plans to optimize HOME funds to supplement the Texas Department of Housing and Community Affairs' Low-Income Housing Tax Credit (LIHTC) projects, a trend expected to continue into FY2025/PY2024. The City will set aside 15 percent of HOME funds for specific activities

to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). ESG funding will be fully matched (minus administrative costs) by each subgrantee. Additionally, the City augments CDBG funds allocated for park or facility enhancements by allocating general funds towards project expenses or addressing improvements for parks not meeting CDBG criteria. For instance, the Nutrition Education Center, facilitating Meals on Wheels programs and serving as a disaster meal kitchen, receives support.

The Homeless Services and Workforce Housing (HSWH) Division under PCDD focuses on homeless service initiatives. Funded by the City's General Fund, HSWH actively pursues grants like the Homeless Housing and Services Program (HHSP) and private donations. This strategic approach allows HSWH staff to focus efforts on homeless needs and foster local collaborations with social service agencies, developers, builder associations, private industry, educational institutions, hospitals, and City departments to devise policies aimed at removing barriers.

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

### **Discussion**

The City is working with four non-profit and one for-profit housing developers to provide low market and affordable infill housing products for a mix of income ranges on the former Mirabeau B. Lamar Elementary School site and additional city-owned parcels in the surrounding neighborhood. While a 72-unit Low-income housing tax credit project for senior residents is proposed on the former elementary school site and the lots just to the north, an additional 40 single-family housing units are proposed to be constructed on vacant lots throughout the adjacent neighborhood. The infill housing development is intended to aid the city with meeting local housing affordability needs, stabilizing an established neighborhood, and benefitting the residents of this deeply-rooted community, which are majority Hispanic or Latino and low-income households, by creating opportunities to build generational wealth.

## 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	Housing Repair	2023	2027	Affordable Housing	Citywide	Increase and Maintain Affordable Housing	CDBG: \$1,143,530	Homeowner Housing Rehabilitated: 45 Household Housing Unit
2	Housing Rehabilitation	2023	2027	Affordable Housing	Citywide	Increase and Maintain Affordable Housing	HOME: \$344,916	Homeowner Housing Rehabilitated: 2 Household Housing Unit
3	Increase and Maintain Affordable Housing - New Con	2023	2027	Affordable Housing	Citywide	Increase and Maintain Affordable Housing	HOME: \$587,531	Rental units constructed: 72 Household Housing Unit
4	Homebuyer and Builder Program	2023	2027	Affordable Housing	Citywide	Increase and Maintain Affordable Housing	HOME: \$300,000	Homeowner Housing Added: 12 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities/Infrastructure Improvement	2023	2027	Public Facilities	CDBG Low/Mod Tracts	Public Facility Improvements	CDBG: \$650,700	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8710 Persons Assisted
6	Homeless Emergency Shelter and Operational Support	2023	2027	Homeless	Citywide	Address Homelessness	ESG: \$216,527	Public service activities other than Low/Moderate Income Housing Benefit: 840 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 356 Households Assisted
7	Code Enforcement	2023	2027	Non-Housing Community Development	CDBG Low/Mod Tracts	Increase and Maintain Affordable Housing	CDBG: \$390,642	Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Unit
8	Senior Services	2023	2027	Non-Homeless Special Needs	CDBG Low/Mod Tracts	Public Services	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
9	Planning and Administration	2023	2027	Administration	Citywide	Administration and Planning	CDBG: \$885,516 HOME: \$136,939 ESG: \$17,556	Other: 1 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Housing Repair
	<b>Goal Description</b>	The Minor Home Repair Grant Program assists 45 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	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	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. 2 homes
3	<b>Goal Name</b>	Increase and Maintain Affordable Housing - New Con
	<b>Goal Description</b>	Construct 72 units of affordable senior housing at 2212 Morris Street. Project dependent on 9% LIHTC funding.
4	<b>Goal Name</b>	Homebuyer and Builder Program
	<b>Goal Description</b>	come dream. come build. Will assist low-income first-time homebuyers with downpayment and closing cost assistance. Serving a minimum of 12 families with up to \$25,000.

5	<b>Goal Name</b>	Public Facilities/Infrastructure Improvement
	<b>Goal Description</b>	<p>HEB Tennis Complex and Pool -HEB Park is a full-service municipal park designated as a community/ regional park. The park offers tennis, swimming pool, handball, park and playground that offers residents a variety of programs. The tennis courts increase their skill level and knowledge of the sport. HEB Park is located in an underserved area that would greatly benefit from park amenities that improve the health and well- being of its residents. The Park offers a large public tennis facility attracting city-wide participation. Funding will be used to make parking lot and park amenities improvements. HEB Park at 1501 Shely Street, CCTX 78404 located within two low- mod-income block groups. The parking lot and pool area south of Shely Street is in Block Group 3, Census Tract 15, Nueces County, Texas, with an 82% low- mod population share. The north area with tennis courts is in Block Group 2, Census Tract 15, Nueces County, Texas with a 64% low- mod-share.</p> <p>The Salvation Army-Facility Improvements: The proposed project involves the installation of 1,150 feet of perimeter fencing around the shelter and administrative offices to address safety and security concerns for homeless residents.</p>
6	<b>Goal Name</b>	Homeless Emergency Shelter and Operational Support
	<b>Goal Description</b>	<p>Corpus Christi Hope House (CCHH): \$116,527 – CCHH will provide emergency shelter (ES), homeless prevention assistance (HP), rapid rehousing assistance (RRH), and other supportive services to the homeless and at-risk of homelessness individuals in our community. Specifically, CCHH is allocating \$69,900 for ES, 35,020 for HP and 11,607 for RRH. Salvation Army \$100,000: TSA will provide case management, food, shelter, homeless prevention, rapid rehousing and supportive services to those who are homeless or at-risk of homelessness. Specifically, TSA is allocating \$60,000 for ES, \$20,000 for HP and \$20,000 for RRH.</p>

7	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	<p>Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Units</p> <p>This request is to fund full salaries for five Code Enforcement Officers to complete inspections in low-moderate income block groups where the enforcement together with public or private improvements, rehabilitation, or services may be expected to arrest the decline of the area.</p> <p>All CDBG eligible census tracts in the city meet the HUD criteria for a deterioration area and meet the national objective of serving the low-income clients. Code Enforcement's "special effort" mission is to strengthen neighborhoods, by preventing the deterioration of housing and properties in all CDBG eligible areas, through the enforcement and abatement of code violations. The Code Enforcement Division utilizes CDBG funds to provide Code Enforcement activities within designated areas meeting low-income levels identified by HUD. These activities are a "special effort" in addition to the regular Code Enforcement activities provided citywide and funded by the general fund. The CDBG special activity is defined as a more concentrated effort to assist in housing rehabilitation and housing preservation in deteriorating areas, where combined with other public or private improvements, rehabilitation, or services, would be expected to prevent or eliminate slum and blighted conditions within the area.</p>
8	<b>Goal Name</b>	Senior Services
	<b>Goal Description</b>	One-time or short-term efforts to remove trash and debris from neighborhoods. Examples include neighborhood cleanup campaigns and graffiti removal. 50 Households assisted.
9	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Planning, Administration, and Program Delivery for the CDBG, HOME, and ESG programs.



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Corpus Christi receives funding from three federal grant programs, CDBG Program, the HOME, and the ESG Program. The FY2025/PY2024 annual allocations will receive the following for the three grant programs: \$2,659,704 in CDBG funds; \$1,119,386 in HOME funds; and \$234,083 in ESG funds. An additional \$300,000 from CDBG Program Income and \$175,684 in CDBG reprogrammed funds. Also, \$250,000 in HOME Program Income is included. The total resources for the 2nd year of the Consolidated Plan are \$4,738,857.

### Projects

#	Project Name
1	Grant Monitoring - Minor Home Repair Grant Program
2	HEB Tennis Complex and Pool
3	The Salvation Army-Facility Improvements
4	Grant Monitoring - CDBG Program Administration
5	Grant Monitoring - Program Delivery
6	Grant Monitoring - Emergency Solutions Grant (ESG) Program Administration/Projects
7	Grant Monitoring - Single Family Rehabilitation
8	TG110, Inc. Palms at Morris
9	come dream.come build. Homebuyer Assistance Program
10	HOME Grant Monitoring - Program Administration
11	Code Enforcement Program Staffing
12	Neighborhood Cleanups

**Table 7 - Project Information**

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

The projects outlined above were chosen from a pool of project proposals aligned with the priorities set in the 2023-2028 Five-Year Con Plan. They address the needs identified in the Needs Assessment section and were prioritized based on available funding. Additionally, we took into account organizational competencies, favoring those organizations with a proven track record of successful project management when making selections.

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

<b>1</b>	<b>Project Name</b>	Grant Monitoring - Minor Home Repair Grant Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Increase and Maintain Affordable Housing
	<b>Funding</b>	CDBG: \$1,143,530
	<b>Description</b>	The Minor Home Repair Grant Program assists 50 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).
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 very low-income households
	<b>Location Description</b>	Various locations within the city
	<b>Planned Activities</b>	Repairs involving the roof, plumbing, electrical, heating, minor structural repairs, and accessible ramps.
<b>2</b>	<b>Project Name</b>	HEB Tennis Complex and Pool
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities/Infrastructure Improvement
	<b>Needs Addressed</b>	Public Facility Improvements Public Infrastructure Improvements
	<b>Funding</b>	CDBG: \$650,700
	<b>Description</b>	HEB Park is located in an underserved area that would greatly benefit from park amenities that improve the health and well-being of its residents. The Park offers a large public tennis facility attracting city-wide participation. Funding will be used to make parking lot and park amenities improvements. HEB Park at 1501 Shely Street, CCTX 78404 located within two low- mod-income block groups. The parking lot and pool area south of Shely Street is in Block Group 3, Census Tract 15, Nueces County, Texas, with an 82% low- mod population share. The north area with tennis courts is in Block Group 2, Census Tract 15, Nueces County, Texas with a 64% low- mod-share.

	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6,645 low-mod persons
	<b>Location Description</b>	1501 Shely Street and 1502 Shely Stree, Corpus Christi, Texas 78404
	<b>Planned Activities</b>	HEB Park is located in an underserved area that would greatly benefit from park amenities that improve the health and well-being of its residents. The Park offers a large public tennis facility attracting city-wide participation. Funding will be used to make parking lot and park amenities improvements. HEB Park at 1501 Shely Street, CCTX 78404 located within two low- mod-income block groups. The parking lot and pool area south of Shely Street is in Block Group 3, Census Tract 15, Nueces County, Texas, with an 82% low- mod population share. The north area with tennis courts is in Block Group 2, Census Tract 15, Nueces County, Texas with a 64% low- mod-share.
<b>3</b>	<b>Project Name</b>	The Salvation Army-Facility Improvements
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Facilities/Infrastructure Improvement
	<b>Needs Addressed</b>	Public Facility Improvements Address Homelessness
	<b>Funding</b>	CDBG: \$150,700
	<b>Description</b>	The proposed project involves the installation of 1,150 feet of perimeter fencing around the shelter and administrative offices to address safety and security concerns for homeless residents.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2065 persons
	<b>Location Description</b>	1804 Buford Street, Corpus Christi, Texas 78404
	<b>Planned Activities</b>	The proposed project involves the installation of 1,150 feet of perimeter fencing around the shelter and administrative offices to address safety and security concerns for homeless residents.

4	<b>Project Name</b>	Grant Monitoring - CDBG Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$356,785
	<b>Description</b>	This request funds 6 FTEs. 1 Management Analyst at about 50%; 1 Contract Administrator at about 50%; 1 Contract Administrator at about 65%; 1 Grant Monitoring Program Coordinator at about 50%; Community Development Program 1 Assistant Director at about 45%. These staff are funded predominately from CDBG General Administration. The remaining percentages are funded from other funds. 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.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	1201 Leopard St. Corpus Christi, Texas 78401
<b>Planned Activities</b>	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.	
5	<b>Project Name</b>	Grant Monitoring - Program Delivery
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration

<b>Needs Addressed</b>	Administration and Planning
<b>Funding</b>	CDBG: \$528,731
<b>Description</b>	This request funds 6 FTEs. 1 Program Manager at about 55%; 2 Rehabilitation Specialists at about 95%; 1 Housing Program Coordinator at about 90%; 2 Program Specialist at about 95%. These staff are funded predominately from CDBG Program Delivery. The remaining percentages are funded from other funds 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.
<b>Target Date</b>	9/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	1201 Leopard St. Corpus Christi, Texas 78401

	<b>Planned Activities</b>	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.
6	<b>Project Name</b>	Grant Monitoring - Emergency Solutions Grant (ESG) Program Administration/Projects
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Emergency Shelter and Operational Support
	<b>Needs Addressed</b>	Address Homelessness
	<b>Funding</b>	ESG: \$234,083
	<b>Description</b>	Corpus Christi Hope House (CCHH): \$116,527 - CCHH will provide emergency shelter (ES), homeless prevention assistance (HP), rapid rehousing assistance (RRH), and other supportive services to the homeless and at-risk of homelessness individuals in our community. Specifically, CCHH is allocating \$69,900 for ES, \$35,020 for HP and \$11,607 for RRH. Salvation Army \$100,000: TSA will provide case management, food, shelter, homeless prevention, rapid rehousing and supportive services to those who are homeless or at-risk of homelessness. Specifically, TSA is allocating \$60,000 for ES, \$20,000 for HP and \$20,000 for RRH. ESG Grant Monitoring Admin: \$17,556
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Salvation Army-408 very low- income persons Corpus Christi Hope House - 432 very low- income Persons
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Corpus Christi Hope House (CCHH): \$116,527 – CCHH will provide emergency shelter (ES), homeless prevention assistance (HP), rapid rehousing assistance (RRH), and other supportive services to the homeless and at-risk of homelessness individuals in our community. Specifically, CCHH is allocating \$69,900 for ES, \$35,020 for HP and \$11,607 for RRH. Salvation Army \$100,000: TSA will provide case management, food, shelter, homeless prevention, rapid rehousing and supportive services to those who are homeless or at-risk of homelessness. Specifically, TSA is allocating \$60,000 for ES, \$20,000 for HP and \$20,000 for RRH. ESG Grant Monitoring Admin: \$17,556
7	<b>Project Name</b>	Grant Monitoring - Single Family Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Increase and Maintain Affordable Housing
	<b>Funding</b>	HOME: \$344,916
	<b>Description</b>	The Single- Family Rehabilitation Loan Program benefits only low- and very low-income homeowners. The program will provide two zero percent deferred forgivable 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. Second Amendment to the FY23/PY22 Annual Action Plan awarding Grant Monitoring - Single Family Rehabilitation project an additional \$1,182,626 HOME funds from previously funded HOME projects that were unspent and made available for this activity.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Low Income Households
	<b>Location Description</b>	Citywide



	<b>Planned Activities</b>	The Single- Family Rehabilitation Loan Program benefits only low- and very low-income homeowners. The program will provide two zero percent deferred forgivable 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.
8	<b>Project Name</b>	TG110, Inc. Palms at Morris
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Increase and Maintain Affordable Housing
	<b>Funding</b>	HOME: \$587,531
	<b>Description</b>	Construct 72 units of affordable senior housing at 2212 Morris Street. Project dependent on 9% LIHTC funding.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	72 families
	<b>Location Description</b>	2212 Morris Street, Corpus Christi, Texas 78405
<b>Planned Activities</b>	Construct 72 units of affordable senior housing at 2212 Morris Street. Project dependent on 9% LIHTC funding.	
9	<b>Project Name</b>	come dream.come build. Homebuyer Assistance Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase and Maintain Affordable Housing - New Con
	<b>Needs Addressed</b>	Increase and Maintain Affordable Housing
	<b>Funding</b>	HOME: \$300,000
	<b>Description</b>	Assist low-income first- time homebuyers with downpayment and closing cost assistance. Serving a minimum of 12 families with up to \$25,000.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Assist low-income first time homebuyers with downpayment and closing cost assistance. Serving a minimum of 12 families with up to \$25,000.
<b>10</b>	<b>Project Name</b>	HOME Grant Monitoring - Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	HOME: \$136,939
	<b>Description</b>	This request funds 1 FTE which is a Management Assistant at about 60%. This staff is funded predominately from HOME General Administration. The remaining percentage is funded from other funds. 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.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	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.
<b>11</b>	<b>Project Name</b>	Code Enforcement Program Staffing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Increase and Maintain Affordable Housing
	<b>Funding</b>	CDBG: \$390,642
	<b>Description</b>	<p>This request is to fund full salaries for 10 full-time employees in the Code Enforcement Division of Development Services - 9 Compliance Officers at 100% and 1 Administrative Support II at 100% for special enforcement activities associated with the investigation, notification and abatement of ordinance violations in CDBG eligible area.</p> <p>All CDBG eligible census tracts in the city meet the HUD criteria for a deterioration area and meet the national objective of serving the low-income clients. Code Enforcement's "special effort" mission is to strengthen neighborhoods, by preventing the deterioration of housing and properties in all CDBG eligible areas, through the enforcement and abatement of code violations. The Code Enforcement Division utilizes CDBG funds to provide Code Enforcement activities within designated areas meeting low-income levels identified by HUD. These activities are a "special effort" in addition to the regular Code Enforcement activities provided citywide and funded by the general fund. The CDBG special activity is defined as a more concentrated effort to assist in housing rehabilitation and housing preservation in deteriorating areas, where combined with other public or private improvements, rehabilitation, or services, would be expected to prevent or eliminate slum and blighted conditions within the area.</p>
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1500 households
<b>Location Description</b>	Citywide	

	<b>Planned Activities</b>	Fund full salaries for five full-time Code Enforcement Officer in the Code Enforcement Division of Development Services.
<b>12</b>	<b>Project Name</b>	Neighborhood Cleanups
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Senior Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$65,000
	<b>Description</b>	One-time or short-term efforts to remove trash and debris from neighborhoods. Examples include neighborhood cleanup campaigns and graffiti removal.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	One-time or short-term efforts to remove trash and debris from neighborhoods. Examples include neighborhood cleanup campaigns and graffiti removal.

## **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**

Funding will be directed to qualified low- and moderate income (LMI) census tracts, in addition to other areas indirectly through assistance to LMI households who are income qualified for program funding. Other assistance for City and homeless facilities also are in the LMI census tracts. All the CDBG funding (100%) will benefit LMI clientele and areas.

### **Geographic Distribution**

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

**Table 8 - Geographic Distribution**

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

Federal regulations specify that funds used for area benefit, as opposed to individual benefit, be targeted to census tracts where 51 percent or more of the population earns below 80 percent of the area median income. The target areas include those designated LMI tracts.

### **Discussion**

The vast majority of the funding allocated to CDBG projects are targeted to the CDBG eligible LMI census tracts, either for code enforcement, parks, accessibility improvements, senior services, public service for qualified beneficiaries and new construction for LMI persons. An undetermined amount of funding will be allocated to projects within the CDBG tracts, to benefit and assist individuals/families who qualify for programs based on income. These projects include homebuyer assistance, minor repair, and homeowner rehabilitation.

The percentage of CDBG funds which will go towards CDBG LMI census tracts is estimated to be 100%, with the exception of the funds that will go towards administration. It is estimated that all of the ESG funding will be used on projects within qualified CDBG tracts, but the assistance is not directed according to area benefit.

100% of ESG funding will benefit low-income homeless individuals, other than the percentage allowed for administrative funds. Likewise, the HOME funding may benefit the CDBG target area, but is not directed according to area benefit. HOME funding will also benefit LMI eligible persons and families for all proposed projects other than administration costs which is 10%.

# Affordable Housing

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

### Introduction

The City will use its ESG, CDBG, and HOME funds to support rental assistance programs, minor home repairs, construction of new affordable housing, and down payment assistance. The one-year goals for affordable housing in the City for FY2025-PY2024 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	38
Non-Homeless	163
Special-Needs	6
Total	207

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	76
The Production of New Units	72
Rehab of Existing Units	47
Acquisition of Existing Units	12
Total	207

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

### Discussion

The table describes the one-year goals specifically for the ESG, CDBG, and HOME Program funds as required by 91.220(g):

ESG Rapid Rehousing Program: Provide housing relocation, 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 households that are Literally Homeless. at-risk of homelessness. (38 households)

ESG Homeless Prevention Program: Provide housing relocation, 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 households At-Risk of Homelessness. (38 households)

HOME Rental Housing Program - Palms at Morris: New construction of 72-rental unit multifamily apartment community which will be at or below 60% AMI. Of the 72 units, 6-units will be section

504/special needs. (72 households)

The HOME Single Family Rehabilitation Program: Will assist homeowners with Demolition and Reconstruction for homes the cost of which equals or exceeds 50 percent of the market value of the structure.

This program offers a deferred forgivable loan to eligible homeowners interested in rehabilitating their homes with income limits at or below 80% AMI. SFR program estimated beneficiaries for FY25-PY24 (2 households)

The program provides a grant to rehabilitate/repair homes which are less than 50% deteriorated.

HOME Program: Will assist first time homebuyers with down payment assistance in the form of grants to low- and moderate-income first-time homebuyers. Down payment assistance can also take the form of a forgivable loan as a second mortgage – a loan in addition to the mortgage secured by the homebuyer.

Homebuyer program estimated beneficiaries for FY25-PY24 (12 households)

CDBG Minor Home Repair Program: Will assist 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 be at or below 50% AMI. MHR program estimated beneficiaries for FY25-PY24 (45 households)

The City of Corpus Christi will leverage city owned property by working with four non-profit and one for-profit housing developers to provide affordable infill housing products for a mix of income ranges on the former Mirabeau B. Lamar Elementary School site and additional city-owned parcels in the surrounding neighborhood. While a 72-unit Low-income housing tax credit project for senior residents is proposed on the former elementary school site and the lots just to the north, an additional 40 single-family housing units are proposed to be constructed on vacant lots throughout the adjacent neighborhood. The infill housing development is intended to aid the city with meeting local housing affordability needs, stabilizing an established neighborhood, and benefitting the residents of this deeply-rooted community, which are majority Hispanic or Latino and low-income households, by creating opportunities to build generational wealth.

The HOME ARP Tenant Based Rental Assistance program will help the four qualifying populations with up to two years of rental assistance. (12 households)

In late 2017, the City of Corpus Christi completed its Assessment of Fair Housing (AFH). The City will continue to use the recommendations from the AFH as a tool for policy decisions.

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

### **Introduction**

Corpus Christi Housing Authority converted its units through RAD.

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

In the next year, the Corpus Christi Housing Authority is amending applicant preferences to ensure those with the greatest need are prioritized.

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

Corpus Christi Housing Authority through its affiliate Thanksgiving Homes, is building homes below market value located in low-income areas.

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

N/A

### **Discussion**

N/A



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

### **Introduction**

The City is an active participant in the Homeless Issues Partnership, Inc, (HIP) as an ex-officio board member. The City continues to work with HIP to identifying eligible activities for the FY2024-2025 Annual Action Plan. The City also sits on the board of Texas Balance of State Continuum of Care partnering with the Texas Homeless Network and other agencies across the state to address homelessness.

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

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Eleven service providers participate in weekly coordinated street and encampment outreach. Service providers include substance use disorder treatment, medical services, day services, transitional housing, shelter, mental health services, etc. The participating service providers are holding quarterly resource fairs for unsheltered persons at rotating locations throughout the City. Persons are assessed and signed up for services and programs in the field and appointments are made for follow up services. The City Homeless Outreach Coordinator visits the Mother Teresa Day Shelter multiple times a week to engage with the over 100 daily unsheltered persons served. Engagement includes inquiring about the goals of the unsheltered persons and making connections to services like ID recovery, mental health program appointments, VA appointments, etc. The City created a Homeless Resource Officer in the Corpus Christi Police Department in 2024 who is also in the field making contacts and referrals. The police officer often focuses on the medical care of the unsheltered persons.

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

CES is designed to account for the diversity of needs of people experiencing homelessness, urgently responds to these needs with permanent housing solutions, and successfully incorporates the housing, healthcare, and employment systems. This community response will ensure an accessible and navigable

set of entry points; a universal assessment for all person requesting assistance; and effective and appropriate connections to housing and services for all populations.

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

The funding requested for FY 2025/PY 2024 will support the programs at Salvation Army 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.

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

Also, the City works with privately funded Good Samaritan Rescue Mission with individual referrals for unsheltered persons needing assistance.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

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

Corpus Christi is a recipient of state Homeless Housing and Services Program funding to serve those literally homeless or at-risk of homelessness. The City, through competitive application process, has awarded these funds to the Nueces Center for Mental Health and Intellectual Disabilities (MHID). MHID uses these funds to provide a Permanent Supporting Housing model in which homeless and at risk of homeless youth and adults are provided with their own unit, which includes a lease.

MHID provides supportive service for these clients in an Assertive Community Treatment (ACT) model. This model provides client the ability to engage in a wide variety of supportive services such as mental

health, case management, substance use disorder treatment, peer support, etc.

**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.**

The implemented Coordinated Entry System (CES) should assist greatly in identifying issues that impact homelessness and end the “recycling” of persons who are prone to bouts of homelessness. The City also contributes to homeless prevention through the funding of Corpus Christi Hope House and The Salvation Army. Hope House seeks to provide stable housing for individuals at risk of homelessness and transition individuals and families out of homelessness into permanent housing through the rapid rehousing program. The Salvation Army provides emergency shelter support and rapid rehousing as well for homeless individuals and those at risk of homelessness.

The City collaborates with external agencies to make funding available and establishes partnerships with both public and private local organizations in various sectors, including social services, health, mental health, foster care, youth facilities, and corrections programs to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families. The Homeless Outreach Coordinator closely collaborates with the Corpus Christi Police Department Crisis Intervention Team and multiple agency partners in coordinated outreach endeavors to assist the most vulnerable population daily. Moreover, the Coordinator assists in inclement weather planning by collaborating with CCPD, Animal Care Services, local shelters, hospitals, and mental health institutions to guarantee transportation and shelter availability.

## **Discussion**

N/A

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

### **Introduction:**

The City updated its Analysis of Impediments to Fair Housing (AI) in 2018. The City will continue to address the impediments included in the current AI.

The primary barriers to 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.

### **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**

Over the course of the past couple of years, the City's Planning and Community Development Department (PCDD) continued to reduce barriers to affordable housing, by implementing the following strategies:

- Coordinated efforts with Development Services Department to streamline permitting, allow provisions for eligible building code variances and emergency post disaster emergency construction of Minor Home Repair and Single-Family Rehabilitation programs funded by HUD.
- Revision of internal housing program policies and procedures to align with local revised building codes regarding accessory uses and structures and accessory dwelling units.
- The City's Development Services Department, by City Ordinance, provides a savings of up to ½ pre-development permit costs to non-profits developing affordable housing.
- The City met with local non-profit service providers, regional housing developers, and other stakeholders, to develop a public-private partnership for a property development project to increase the availability of affordable housing in Corpus Christi at a Former Lamar Elementary Site & Nearby Neighborhood Parcels.
- During Fair Housing Month, the city provides a fair housing informational flyer insert into all utility bills. This flyer will provide information related to tenants' rights as they relate to fair housing laws.
- PCDD will update the City's current Analysis of Impediments during the next five years. This will include an update to the current Fair Housing Action Plan to include updated strategies to address impediments to fair housing in the City.

It should be noted, non-governmental barriers, primarily market factors such as elevated land costs and construction costs, and high prevailing market prices for housing, have been the primary challenges facing jurisdictions in the region, including Corpus Christi, in recent years, not public policies. These

barriers are addressed, within the City's limited ability to address them, through the housing activities listed in the City's Annual Action Plan and through the goals and policies listed for affordable housing.

**Discussion:**

N/A

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

### **Introduction:**

This section of the AAP describes the City's planned actions to carry out the following strategies outlined in the Strategic Plan:

- Foster and maintain affordable housing,
- Rehabilitate housing for existing homeowners
- Homebuyer program
- New construction of multifamily residential rental units for senior citizens and
- Public Facility Improvements

### **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 repair financing in the private lending industry. To address these obstacles, the City is investing CDBG funds through the FY2025/PY2024 Annual Action Plan in projects that provide grants to low- and moderate-income homeowners for home improvements and public facility improvements; and HOME funds for projects that provides zero percent deferred forgivable loans for housing rehabilitation programs and homebuyer programs to low- and moderate-income people.

The City is working with four non-profit and one for-profit housing developers to provide affordable infill housing products for a mix of income ranges on the former Mirabeau B. Lamar Elementary School site and additional city-owned parcels in the surrounding neighborhood. While a 72-unit Low-income housing tax credit project for senior residents is proposed on the former elementary school site and the lots just to the north, an additional 40 single-family housing units are proposed to be constructed on vacant lots throughout the adjacent neighborhood. The infill housing development is intended to aid the city with meeting local housing affordability needs, stabilizing an established neighborhood, and benefitting the residents of this deeply-rooted community, which are majority Hispanic or Latino and low-income households, by creating opportunities to build generational wealth.

The City leverages ESG funding by providing staff from the Homeless Services and Workforce Housing Division (HSWH) to provide community outreach for improving homeless persons access to mainstream benefits and services. The HSWH team also provides technical assistance to the Homeless Issues Partnerships group. The City meets regularly with the entities to discuss and establish strategies to facilitate homeless initiatives including research and establishing partnerships with local agencies for potential projects.

In addition to having a staff member sit on the HIP board, the HSWH sits on the TX BoS CoC. Filling this

seat showcases the City of Corpus Christi as a subject matter expert in ESG related funding to the TX BoS CoC. This seat allows the City to strategically position itself in understanding upcoming funding trends, in preparation of future additional funding that could be brought into the City to be used for providing services to special needs populations.

The HSWH team is also responsible for the administration and implementation of fair housing programs. CCFHU aims to significantly reduce incidents of housing discrimination through effective outreach and education concerning housing rights to landlords and tenants; and to provide investigation, conciliation, and remediation services. The HSWH Division is funded strictly by the City's general fund.

Additionally, the HSWH received grant funding to address homeless issues within the community. These grants include:

Cheniere Foundation \$200,000- Subgranted to CBCIL: Coastal Bend Center for Independent Living (CBCIL) provided case management and rental assistance services for homeless persons with mental, behavioral, and other disabilities in Corpus Christi, Texas during FY 2021-2022 and FY 2022-2023. During the term of this Agreement, CBCIL provided case management, supportive services, and secure housing for persons with disabilities who are homeless in Corpus Christi, Texas. \*See Attachment A

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

In the implementation of the FY2025/PY2024 AAP, the City will invest CDBG funds to preserve and maintain affordable housing through the Minor Home Repair Program that will provide grants to low- and moderate-income owners of single-family housing.

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

The City provides lead-based paint hazard screening on all housing rehabilitation projects funded by the City using CDBG or HOME grant funds. It will continue these efforts during the FY2025/PY2024 AAP.

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

The implementation of CDBG activities meeting the goals established in the Five Year 2023-2028 Con Plan and this year's FY2025/PY2024 Annual Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households
- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households.
- Supporting housing preservation programs that assure low-income households have a safe,

- decent, and appropriate place to live; and
- Supporting public facility improvements for low- and moderate-income residents
- Supporting new construction of multifamily residential units for senior citizens

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

The institutional delivery system in Corpus Christi is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing and community activities that are implemented, support and enhance this existing institutional structure; the City will collaborate with nonprofit agencies receiving CDBG and HOME funds through the FY2025/PY2024 AAP to ensure that the needs of low- and moderate-income residents are met as envisioned within the Five Year 2023-2028 Con Plan.

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

The City has a long track record of successful partnerships among public and private sector entities. The delivery system for the HUD grant programs is no exception. Communication and cooperation between the City's Planning and Community Development Department and the partner agencies and organizations that administer activities is strong. City staff continues to work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery. 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 Corpus Christi, particularly the CDBG Target Areas.

### **Discussion:**

In the implementation of the FY2025/PY2024 AAP, the City will invest CDBG 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.



# Program Specific Requirements

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

### Introduction:

#### 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	300,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>300,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

#### 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 using other forms of investment beyond those identified in Section 92.205.

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

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

This Agreement, the related Deed of Trust and Promissory Note refer to the affordability provisions of 24 Code of Federal Regulations (CFR) Section 92.254. As the affordability provisions place some limitations on your ability to sell the property for a period of ten (10) years, you should be sure that you thoroughly understand these documents before you sign them. You should obtain legal advice if you do not understand any provision.

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

LOAN FORGIVENESS: Homebuyer understands and agrees that provided that the Property remains the Homebuyer's principal place of residence throughout the ten (10) year affordability period, after the Beginning Date as defined in Section 12 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 ten (10) years period of affordability, then the City will recapture all or a portion of the Loan provided to the Homebuyer as provided in this paragraph:

The Loan will be forgiven pro rata by 1/120th of the original amount over the 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 Section 12 of this Agreement, and will continue throughout the period of affordability as long as the home remains the principal residence of the Homebuyer.

**For Example:** For a \$5,000 Loan, if the Notice provided to Homebuyer states that the IDIS activity

completion date and therefore the corresponding and equal Beginning Date of the Period of Affordability is **January 5, 2020**, then on February 5, 2020, March 5, 2020, April 5, 2020 and so on, until the completion of the ten (10) year period of affordability, the Loan will be forgiven by 1/120th of the original amount, or \$41.67 a month, for as long as the home remains the principal residence of the Homebuyer.

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

\*See Attachment B and C

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

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

Homebuyer agrees to comply with all applicable federal, state and local laws, regulations, rules, and requirements related to the HOME Investment Partnerships Program. Homebuyer also agrees to comply with 24 CFR §92.254, and more specifically 24 CFR §92.254(a) entitled "*Qualification as Affordable Housing: Homeownership*", as amended, of the Code of Federal Regulations.

Homebuyer agrees that the housing being purchased must be a single-family residential unit ("housing unit"). The housing unit may be a single-family house, condo, townhome, or manufactured home. Funds will not be provided to purchase properties with multi-units (i.e. duplex, tri-plex, quad-plex, etc.). In accordance with CFR §92.254(a)(2)(iii), the housing must be modest housing meaning the maximum sales price cannot exceed 95% of the median purchase price for the

area.

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

Currently, the City has no projects in this category.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

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

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

See Attachment D.

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

In the Texas Balance of State Continuum of Care (TX BoS CoC), Coordinated Entry (CE) is managed by multiple parties from the CoC level to the regional level. The CoC level parties include the TX BoS CoC Board, Texas Homeless Network, and the Coordinated Entry Steering Committee. At the regional level, the CE process is supervised by each region's Coordinated Entry Planning Entity.

Given its large geographical size, the TX BoS CoC has taken a regional approach to administer Coordinated Entry. By designating regions, local communities are able to play an important role in assessing and communicating their specific needs. This allows the TX BoS CoC to better understand how to best assist every community. Across all 18 designated CE regions, the CE process operates similarly and involves Entry Points, Assessors, and Receiving Agencies.

In Corpus Christi, The Salvation Army is the lead Coordinated Entry point.

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).

The City makes the ESG allocation available to private nonprofit organizations through a competitive Notice of Funding Availability (NOFA). The NOFA is announced on the website and through a public notice in the local newspaper. The City holds a technical workshop to answer questions about the application and process. The application period is open for at least 30 days. Submitted applications are reviewed for risk, impact, and eligibility.

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 evaluates the performance of ESG through the comparison of proposed beneficiaries compared to actual beneficiaries and the compliance with federal, state, and local rules and regulations related to ESG. Sub-grantee evaluation includes monitoring that begins with the attached Agency Monitoring Standards. Based on the questionnaire answers, payment request supporting documentation, and HMIS reporting, the City evaluates the performance and compliance for ESG.