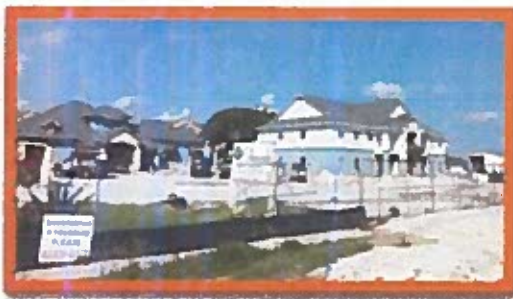




DRAFT

**CITY OF CORPUS CHRISTI
ANNUAL ACTION PLAN FY2017
PROGRAM YEAR: 10-01-2017 thru 9-30-2018**

SUBMITTED: August 15, 2017
DUNS #: 069457786



**TG110, Inc. - Glenoak Apts.
122 Affordable Rental Units**



**Playground for all
at Salinas "ADA" Park**

**An Isstad Community
Health Center "ADA"
Elevator**



**HOUSING AND COMMUNITY DEVELOPMENT
1201 LEOPARD STREET
CORPUS CHRISTI, TX 78401
CONTACT PERSON: RUDY BENTANCOURT, DIRECTOR
361.826.3021**

Executive Summary

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

1. Introduction

Overview: The 2017 Annual Action Plan (Plan) represents the fifth year of the 2013-2017 five year Consolidated Plan approved by the U.S. Department of Housing and Urban Development (HUD). This Plan is the City of Corpus Christi (City) Housing and Community Development Department's (HCD) official application for HUD entitlement grants and proposed programs and services to be funded during the City's Fiscal Year (FY) 2018/HCD Program Year (PY) 2017. There are three sources of federal program funds in this application:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)

HCD's primary objectives are to increase the availability/accessibility, affordability, and sustainability of decent housing, suitable living environments, and economic opportunity for low- and moderate- income families. The 2013-2017 Consolidated Plan's funding priorities are divided into four categories designed to benefit low- and moderate -income families:

- Affordable Housing
- Supportive Services
- Public Improvements and Infrastructure
- Economic Development

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 goals established during the 2013-2017 Consolidated Planning period are to:

- Expand housing and services offered to homeless families and individuals in Corpus Christi (homelessness);
- Evaluate upcoming needs related to the non-homeless special needs populations (other special needs);
- Improve the condition and availability of affordable housing in Corpus Christi (affordable housing);

- Improve living conditions in Corpus Christi by addressing non-housing community development needs (non-housing community development);
- Address barriers to affordable housing development and availability in order to reduce the cost burden on low- and moderate-income residents (barriers to affordable housing);
- Increase the inventory of lead safe housing units (lead-based paint hazards);
- Increase childcare, educational opportunities, and other services for persons from low-income families (anti-poverty strategy);
- Expand low-cost housing opportunities for lower income families (anti-poverty strategy);
- Improve the employability of lower income persons (anti-poverty strategy);
- Identify and address gaps in the institutional structure for the implementation of the housing and community development plan (institutional structure); and
- Improve coordination between the City and other agencies and organizations committed to the improvement of housing and community development services in Corpus Christi.

These goals are supported by a collection of associated objectives and performance goals. These objectives seek to work toward meeting the goals stated, addressing the need for more affordable housing, housing rehabilitation, public facilities and infrastructure improvements, and social services. Specifics can be found in the Strategic Plan and Annual Action Plan.

3. Evaluation of past performance

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

The City of Corpus Christi has a long history of successful programs funded through the Community Development Block Grant, Emergency Solutions Grant and HOME Investment Partnerships Programs. Of particular importance to the health of the city have been programs that address the condition of the housing stock. The City has successfully funded CDBG projects which have improved the overall quality of life and the community serving low- and moderate-income persons, as well as the homeless population. The City has successfully funded housing rehabilitation activities targeting lower income and elderly households unable to properly maintain their homes. The City also operates a successful program that provides down payment and mortgage assistance to new homebuyers. The City has worked actively with local homeless services providers to expand both the stock of units/beds available to homeless persons and services aimed at helping those persons find employment, housing, health care services, and educational opportunities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Citizen Participation Plan (CPP) was adopted for development of the 2013-2017 Consolidated Plan from the plan created in 2003 for the 2003-2007 Consolidated Plan and adapted for the most recent five-year plan (2008-2012). The CPP provides details for public notice for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of Corpus Christi and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents.

In addition to public hearings as a means of receiving comment from the public in front of the Mayor and City Council, City staff held community meetings to provide citizens with information concerning the availability of Community Development Block Grant, HOME, and Emergency Solutions Grant Programs funds and to incorporate their comments into the planning process. These included four technical assistance workshops which were held during the day or evening at City Hall for housing, homeless, and disability service providers. The City has also conducted two neighborhood meetings and two public hearings in order to get a wide array of feedback and comments regarding the proposed projects and Action Plan. Additional interviews were conducted with representatives of the housing and banking industry, non-profit organizations, and the community to further explore community needs and concerns. A final Public hearing was held on July 11, 2017 in front of the Mayor and City Council in order to receive public comment.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The 2017 Annual Action Plan was placed on the Housing and Community Development website (www.cctexas.com), the offices of the Housing and Community Development, and La Retama Central Library for public review and comment from July 11, 2017 to July 25, 2017.

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

No comments were received by the City during the comment period.

7. Summary

The 2017 Annual Action Plan is the fifth year of the 2013-2017 Consolidated Plan. During PY 2017, HCD will build upon past experience and new strategies striving to meet the five year goals set in the Consolidated Plan and updated in the Annual Action Plans. HCD continues to make great strides in addressing the community's needs and the Consolidated Plan priorities through community involvement, evaluating past performance, and responding to past experience with improved efficiency.

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	Housing and Community Development Department
HOME Administrator	CORPUS CHRISTI	Housing and Community Development Department
ESG Administrator	CORPUS CHRISTI	Housing and Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency for the development of the Consolidated Plan is the Housing and Community Development Department of the City of Corpus Christi. The Department has contracted with the consulting firm of J-QUAD Planning Group, who also lead the City through the writing of the last two five-year Consolidated Plans and Analysis of Impediments to Fair Housing Choice and the City's 10-Year Plan to End Homelessness. The City and J-QUAD also consulted with a number of other agencies including the Corpus Christi Housing Authority, the City's Community Housing Development Organizations (CHDOs), and the agencies involved in the local Continuum of Care to address homelessness. The proposed CDBG funding to be presented to the Housing and Community Development Department for eight projects, most of which will be implemented by the City's Housing and Community Development Department. The proposed HOME funding to be presented by HCD for four projects. Finally, the proposed ESG funding to be presented by HCD for one project and four to be implemented by subrecipients.

Consolidated Plan Public Contact Information

Public comments on the Consolidated Plan should be sent to:

Elizabeth Alvarado

Housing & Community Development Administrator

City of Corpus Christi, Housing and Community Development Department

1201 Leopard Street

Corpus Christi, TX 78401

361- 826.3816 f - 826.3005

elizabethA3@cctexas.com

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

1. Introduction

The City of Corpus Christi works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Annual Action Plan process are two of the ways that the City utilizes outside organizations in the consultation process.

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

The City has ongoing relationships with a number of housing providers (CHDOs) working on housing development activities. The CHDO system provides a forum for assisting these agencies grow and meet their own targeted clientele. The City also works closely with the Housing Authority of Corpus Christi who organizes resources from the federal government to address the housing needs of the City's lowest income households. Through the Continuum of Care process, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs, including the Coastal Bend Housing Coalition, and the Committee for People with Disabilities.

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, the local umbrella for the development of the Continuum of Care. Staff 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 membership for the Homeless Issues Partnership.

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 of Corpus Christi participate in the development of the Continuum of Care, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Corpus Christi.

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	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>CORPUS CHRISTI HOPE HOUSE, INC.</p> <p>Services-Children Services-Elderly Persons Services-homeless</p> <p>Homeless Needs - Families with children Homelessness Strategy</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings.</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings.</p>
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>The Salvation Army</p> <p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Regional organization</p> <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings.</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings.</p>

3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>Catholic Charities of Corpus Christi, Inc.</p> <p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings.</p>
4	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p>	<p>BOYS AND GIRLS CLUB OF CC Services-Children Neighborhood Organization community needs</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Invited to participate in the Fair Housing and Annual Action Plan community forums. Participated in Technical Assistance workshops and Public Hearings.</p>

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Issues Partnership, Inc.	Funding proposals in the Strategic Plan provide assistance to housing activities that work toward preserving housing units and prevent homelessness. As well as Rapid Re-housing for the re-entry of homeless persons and families.
PHA 5-Year and Annual Plan	Corpus Christi Housing Authority	Provided Local, non-federal, support in order to address the overall goal of affordable housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The development of the Annual Action Plan requires the help of the local non-profit community and other organizations. Specific priorities during the technical assistance workshops, public meetings, and public hearings were identified and ranked through that participation utilizing focus group sessions, forums, and surveys. The City relies on its ongoing relationships to ensure that these opinions and observations are incorporated into the Plan.

AP-12 Participation – 91.105, 91.200(c)

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

The Citizen Participation Plan provides policies and procedures that assure that the public has adequate notice and opportunities to provide input into the development of the Annual Action Plan. Generally, it provides for appropriate notice prior to public meetings, accommodations for persons with disabilities, and specification of the number of meetings to be held. The City advertises the Citizen Participation in the local newspaper, City's website, and sends out an email "blast" to all interested parties who have signed up to receive notifications. Conforming to the provisions of the Citizen Participation Plan, four technical assistance meetings, two neighborhood meetings, and a total of two public hearings were held. The final Public Hearing for City Council was scheduled for July 11, 2017. The 14 day Public Comment Period was scheduled for July 11, 2017 thru July 25, 2017. The discussions were held at each which assisted with the goal setting of the continued Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Attended by recommended agencies and the general public.	City Council agenda minutes attached.	One public comment was received during public hearing. Minutes are attached along with City's response.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-targeted/broad community	Attendance to public hearings/TA Workshops included interested parties as well as general public.	No public comments were received.	No public comments were received.	N/A
3	Neighborhood Meetings	Residents of Public and Assisted Housing	Attendance to neighborhood meetings included interested parties as well as the general public.	No public comments were received.	No public comments were received.	N/A
4	Newspaper Ad	Non-targeted/broad community	HCD published a public notice in the Corpus Christi Caller-Times on July 9, 2017 announcing the draft 2017 Action Plan was available for public comment from July 11, 2017 to July 25, 2017. Newspaper Ad attached.	No public comments were received.	No public comments were received.	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Corpus Christi received funding from three federal grant programs, the Community Development Block Grant Program (CDBG), the HOME Investment Partnership (HOME), and the Emergency Solutions Grant Program (ESG). These three grant programs combined will bring \$3,466,221 of entitlement funds into the City to support affordable housing, homeless, and community development programs and projects. An additional \$100,000 from the CDBG Program has been reprogrammed from previous years and another \$500,000 in program income from CDBG and \$400,000 in reprogrammed funds from the HOME program. Total resources for the fifth year of the Consolidated Plan to \$4,466,221. Any uncommitted funding will be rolled over into the next program year.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description		
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		Total: \$	Expected Amount Available Remainder of ConPlan \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,405,193	500,000	100,000	3,005,193	11,620,772	Program income includes program income from the Rehabilitation Program. The expected amount for the remainder of the Con Plan includes four times the current annual allocation plus four times 500,000 representing program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	844,596	300,000	400,000	1,544,596	The expected amount for the remainder of the Con Plan includes four times the current annual allocation.
						3,378,384	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	216,432	0	0	216,432	The expected amount for the remainder of the Con Plan includes four times the current annual allocation
						865,728	

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 Texas Department of Housing and Community Affairs' Housing Tax Credits will be used as match of HOME funds for the development of 148 multi family units. HOME funds will also assist with 10 Single family homes. ESG match will also be used as leverage at 100%. CDBG match contribution will be included.

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

The City does not currently own any parcels that would be suitable for housing development or to meet other needs identified in the plan. The City is considering securing vacant, abandoned residential lots from Nueces County who currently manages the lots for future development as infill housing.

Discussion

The City programmed approximately \$4.7 million from CDBG, HOME, and ESG programs for the FY 2017-18 program year. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness Objective 1	2013	2017	Homeless	Citywide	Handicapped Services Legal Services Youth Services Child Care Services Transportation Services Substance Abuse Services Employment/Training Services Health Care Services	CDBG: \$280,000 ESG: \$166,138	Other: 1 Other
2	Affordable Housing Objective 1.1	2013	2017	Affordable Housing	CDBG Low/Mod Tracts	Emergency Home Repair	CDBG: \$200,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Affordable Housing Objective 1.2	2013	2017	Affordable Housing	Citywide	Homeowner Housing Rehabilitation	CDBG: \$1,175,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
4	Affordable Housing Objective 1.3	2013	2017	Affordable Housing	Citywide	Homeowner Housing Rehabilitation Homebuyer Assistance	CDBG: \$525,000	Direct Financial Assistance to Homebuyers: 40 Households Assisted

Annual Action Plan
2017

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Affordable Housing Objective 1.4	2013	2017	Affordable Housing	CDBG Low/Mod Tracts	Energy Efficiency Improvements Emergency Home Repair	CDBG: \$510,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
6	Affordable Housing Objective 3.1	2013	2017	Affordable Housing	CDBG Low/Mod Tracts	Neighborhood Facilities	HOME: \$500,000	Rental units constructed: 154 Household Housing Unit
7	Affordable Housing Objective 4	2013	2017	Affordable Housing	CDBG Low/Mod Tracts	Accessibility Needs	HOME: \$86,385	Other: 1 Other
8	Non-housing Community Development Objective 1.1	2013	2017	Non-Housing Community Development	CDBG Low/Mod Tracts	Code Enforcement	CDBG: \$307,032	Housing Code Enforcement/Foreclosed Property Care: 3000 Household Housing Unit
9	Non-housing Community Development Objective 1.2	2013	2017	Non-Housing Community Development	CDBG Low/Mod Tracts	Housing Demolition Clearance of Vacant Property	CDBG: \$400,000	Buildings Demolished: 40 Buildings
10	Lead-based Paint Hazards	2013	2017	Lead-based Paint Hazards	CDBG Low/Mod Tracts	Lead Hazard Screening	CDBG: \$20,000	Other: 1 Other
11	Other Special Needs	2013	2017	Non-Homeless Special Needs	Citywide	Handicapped Services	CDBG: \$500,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homelessness Objective 1	
	Goal Description		
2	Goal Name	Affordable Housing Objective 1.1	
	Goal Description		
3	Goal Name	Affordable Housing Objective 1.2	
	Goal Description		
4	Goal Name	Affordable Housing Objective 1.3	
	Goal Description		
5	Goal Name	Affordable Housing Objective 1.4	
	Goal Description		
6	Goal Name	Affordable Housing Objective 3.1	
	Goal Description		
7	Goal Name	Affordable Housing Objective 4	
	Goal Description		
8	Goal Name	Non-housing Community Development Objective 1.1	
	Goal Description		
9	Goal Name	Non-housing Community Development Objective 1.2	
	Goal Description		
10	Goal Name	Lead-based Paint Hazards	
	Goal Description		

11	Goal Name	Other Special Needs
	Goal Description	

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City expects to provide, under the HOME program, an estimated 10 new construction homes for low income families.

AP-35 Projects – 91.220(d)

Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priority established with involvement of the community survey. Projects were presented to City Council at the June 21, 2016 public hearing, meeting, and first Ordinance Reading and the presented projects were approved and adopted by City Council on July 12, 2016 with a second Ordinance Reading.

#	Project Name
1	CDBG Program Administration
2	HCD Rehab Services
3	Minor Home Repair Grant Program
4	Single Family Rehab Loan Program
5	Play for All Playground at Salinas Park Phase II
6	Parks and Recreation Nutrition Education Service Center
7	Parks and Recreation - Moody Park Improvements
8	Parks and Recreation - South Bluff Park Improvements
9	Police Dept. - Code Enforcement Program
10	HESG Administration
11	HOME Administration/Technical Assistance
12	Homebuyer Assistance Program
13	Homebuyer Gap Financing Assistance Program
14	Single Family Rehab Loan Program

Table 8 – Project Information

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

City staff systematically reviewed and evaluated each funding request. The process included the review, site visit, evaluation and scoring of each project. There were no other obstacles to addressing underserved needs other than federal funding limitations.

Projects

AP-38 Projects Summary Project Summary Information

Table 9 – Project Summary

1	Project Name Target Area Goals Supported	CDBG Program Administration Citywide Affordable Housing Objective 1.1 Affordable Housing Objective 1.2 Affordable Housing Objective 1.3 Affordable Housing Objective 1.4 Affordable Housing Objective 3.1 Affordable Housing Objective 4 Non-housing Community Development Objective 1.1 Non-housing Community Development Objective 1.2
	Needs Addressed	Accessibility Needs Homeowner Housing Rehabilitation Housing Demolition Emergency Home Repair
	Funding	CDBG: \$460,000

	<p>Description</p> <p>CDBG Program Administration: This project will fund 6.25 FTE staff salaries and administrative costs: 1-Administrator, 1-Program Manager, 2-Sr. Management Assistants, and 2-Contract Administrators. Staff is responsible for administering the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) Programs. Staff interprets CDBG, HOME, and ESG federal regulations, conducts public hearings/meetings, reviews proposed projects and activities to determine funding and eligibility, monitors subrecipients for program compliance, provides technical assistance, conducts environmental assessments of funding projects/activities, and enforces Davis Bacon Federal wage rate requirements.</p>
<p>Target Date</p>	<p>9/30/2018</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>N/A Administrative Cost</p>
<p>Location Description</p>	<p>1201 Leopard St. Corpus Christi, Texas 78401</p>
<p>Planned Activities</p>	<p>Staff is responsible for administering the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME) and Emergency Solutions (HESG) Programs. Staff interprets CDBG, HOME and ESG federal regulations, conducts public hearings/meetings, reviews proposed projects and activities to determine funding and eligibility, monitors subrecipients for program compliance, provides technical assistance, conducts environmental assessments of funding projects/activities and enforces Davis Bacon Federal Wage rate requirements.</p>
<p>2</p>	<p>Project Name</p> <p>HCD Rehab Services</p>
	<p>Target Area</p> <p>Citywide</p>
	<p>Goals Supported</p> <p>Affordable Housing Objective 1.1 Affordable Housing Objective 1.2 Affordable Housing Objective 1.3</p>

<p>Needs Addressed</p>	<p>Homeowner Housing Rehabilitation Rental Housing Rehabilitation Emergency Home Repair</p>
<p>Funding</p>	<p>CDBG: \$847,000</p>
<p>Description</p>	<p>This is the operating budget for 1S FTE staff that service the various housing programs administered by HCD: 1-Director (at 60%), 2-Program Managers, 4-Property Advisors, 1-Contract Administrator, 4-Loan Processors, 1-Mortgage Servicing Aide, 1-Management Assistant (at 40%), 1-Management Aide, and 1 Sr. Staff Assistant. The staff manage and administer the Demolition/Reconstruction Loan Program, Single Family Rehabilitation Loan Program, Minor Home Repair Grant Program, Appliance Replacement Grant Program, Homebuyer Closing Cost Program, the Type A Homebuyer Program, and Mortgage Servicing which manages the servicing of approximately 700 loans provided through the Single Family Demolition/Reconstruction and Rehabilitation Loan Programs. Services include collection of loan payments, escrowing of insurance and property taxes, payment of insurance and property taxes, preparing end of year escrow analysis, and providing release of liens on loans that are paid off. Services provided include applicant in-take, loan processing, loan settlement, Homebuyer Education, construction monitoring, project estimating, and development of specifications and drawings.</p>
<p>Target Date</p>	<p>9/30/2018</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>N/A</p>
<p>Location Description</p>	<p>1201 Leopard St. Corpus Christi, Texas 78401</p>
<p>Planned Activities</p>	<p>Included in these funds are the salaries for the staff that manage and administer the Single Family Rehabilitation Loan Program, Emergency Home Repair Grant Program, Homebuyer Assistance Program, and the Type A. Services provided include applicant in-take, loan processing, loan settlement, Homebuyer Education Classes, construction monitoring, project estimating and development of specifications and drawings.</p>

3	Project Name	Minor Home Repair Grant Program
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 1.1 Lead-based Paint Hazards
	Needs Addressed	Lead Hazard Screening Emergency Home Repair
	Funding	CDBG: \$444,775
	Description	Minor repair grants up to 20,000 for repairs which include lead base paint testing as required by HUD regulations on houses built prior to 1978. Repairs consist of roof repairs, plumbing, electrical, heating, and minor structural repairs. Lead based activities may include actual work or testing required to meet the lead based paint requirements. Assistance through this program is provided to very low income homeowners who are 62 years old or older or disabled.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	22
	Location Description	Various locations within the city
	Planned Activities	Repairs consist of roof repairs, plumbing electrical, heating, and minor structural repairs. Lead based activities may include actual work for testing required to meet the lead based paint requirements. Assistance through this program is provided to very low income homeowners who are 65 years old or older or disabled.
4	Project Name	Single Family Rehab Loan Program
	Target Area	Citywide

	<p>Goals Supported</p> <p>Affordable Housing Objective 1.2 Lead-based Paint Hazards</p>
	<p>Needs Addressed</p> <p>Lead Hazard Screening Homeowner Housing Rehabilitation</p>
	<p>Funding</p> <p>CDBG: \$500,000</p>
	<p>Description</p> <p>HCD - Single Family Rehab - The Single Family Rehabilitation Loan Program benefits only low- and very low-income homeowners. The Program provides zero percent and three percent interest loans to homeowners interested in rehabilitating their homes. Funds requested will be used to provide rehabilitation and reconstruction loans, demolition grants, relocation grants and lead base paint grants for remedial activities. Program Income - \$500,000</p>
	<p>Target Date</p> <p>9/30/2018</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>10</p>
	<p>Location Description</p> <p>Various locations within the city</p>
	<p>Planned Activities</p> <p>Program benefits only low-and very low-income homeowners. Program provides zero percent and three percent interest loans to HO interested in rehabilitating their homes. Funds will be used to provide rehab and reconstruction loans; demolition grants; relocation grants and lead based paint grants for remedial activities. Program is funded with Rehab Loan Program PI.</p>
5	<p>Project Name</p> <p>Play for All Playground at Salinas Park Phase II</p>
	<p>Target Area</p> <p>CDBG Low/Mod Tracts</p>
	<p>Goals Supported</p> <p>Non-housing Community Development Objective 1.1 Non-housing Community Development Objective 1.2</p>
	<p>Needs Addressed</p> <p>Parks and/or Recreation Facilities</p>

	Funding	CDBG: \$225,000
	Description	Parks and Recreation - Play for All Playground at Salinas Park Phase II - Play for All Playground at Salinas Park is the City's first fully accessible playground for people of all ages and abilities. Phase II of the Play for All Playground at Salinas Park includes the addition of a shade structure for the play structure, swings, play panels, exercise equipment and additional slides for all children to utilize. The playground is located next to Miracle Field - a fully accessible ball field. Phase I of the structure was built in February 2017.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	1354 Airport Rd
	Planned Activities	Phase II of the Play for all Playground at Salinas Park includes the addition of a shade structure for the play structure, swings, play panels, exercise equipment and additional slides for all children to utilize.
6	Project Name	Parks and Recreation Nutrition Education Service Center
	Target Area	Citywide
	Goals Supported	Non-housing Community Development Objective 1.1 Non-housing Community Development Objective 1.2
	Needs Addressed	Senior Centers
	Funding	CDBG: \$74,800
	Description	Parks and Recreation - Nutrition Education Service Center (Central Kitchen) located at the Del Mar West Campus This Improvement Project will include a new roof to the city-owned portion of the building, and the replacement of 3 HVAC systems. The Nutrition Education Service Center prepares daily meals for the elderly for the eight senior centers and the Meals on Wheels Program. "
	Target Date	9/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	400 Senior Citizens
	Location Description	4101 Old Brownsville Rd
	Planned Activities	Planned activities will include a new a roof to the city-owned portion of the building, and the replacement of 3 HVAC systems
7	Project Name	Parks and Recreation - Moody Park Improvements
	Target Area	CDBG Low/Mod Tracts
	Goals Supported	Non-housing Community Development Objective 1.1 Non-housing Community Development Objective 1.2
	Needs Addressed	Parks and/or Recreation Facilities
	Funding	CDBG: \$112,750
	Description	Parks and Recreation - Moody Park Improvements --- The Moody Park Improvements Project will include the replacement of the playground and a basketball court, and also provide new park benches and picnic tables, along with planting trees. Parks and Recreation will work with a playground and park amenity manufacturer to provide and install all of the structural improvements. As use of the park increases and neighbors are encouraged to connect with each other, it can serve as a base line for combating crime in the area.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	3,580 persons
	Location Description	4610 Castanon St.

8	Planned Activities Planned activities will include the replacement of the playground and a basketball court, and also provide new park benches and picnic tables, along with planting trees.	Project Name Parks and Recreation - South Bluff Park Improvements
	Target Area CDBG Low/Mod Tracts	
	Goals Supported Non-housing Community Development Objective 1.1 Non-housing Community Development Objective 1.2	
	Needs Addressed Parks and/or Recreation Facilities	
	Funding CDBG: \$132,000	
	Description Parks and Recreation - South Bluff Park Improvements --- The South Bluff Park Improvements Project will include the replacement of the playground, trail enhancements, park lighting, bathroom upgrades, and also provide new park benches, trash cans, BBQ pits, and trees. The department will work with a playground and park amenity manufacturer to provide and install all of the structural improvements. As use of the park improves and neighbors are encouraged to connect with each other, it can serve as a base line for combating crime in the area.	
	Target Date 9/30/2018	
	Estimate the number and type of families that will benefit from the proposed activities 3,420 persons	
	Location Description 500 s. Tanchua St.	
	Planned Activities Planned activities will include the replacement of the playground, trail enhancements, park lighting, bathroom upgrades, and also provide new park benches, trash cans, BBQ pits, and trees.	
9	Project Name Police Dept. - Code Enforcement Program	
	Target Area CDBG Low/Mod Tracts	

	Goals Supported	Non-housing Community Development Objective 1.1
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$208,868
	Description	Police - Code Enforcement Program --- The Code Enforcement request is to fund staffing for salaries to support 6 full time employees (FTE's): 4-Code Compliance Officials (100%) which includes a total of \$208,868.00 Funding will be for salaries and approximately \$6,667.00 for training and for certifications required for code enforcement. The CE Compliance Officials are responsible for the inspection of properties within CDBG eligible areas for violations of approximately seventy-five (75) health, safety, and welfare related City Codes. All CDBG eligible census tracts in the city meet, per Resolution, HUD's criteria for a deteriorating area and meet the national objective of serving the low income citizens. The Senior Account Clerk provides administrative support to the Code Enforcement Property Advisors by processing compliance requests through the mail and researching a property owner's name and address.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	3000
	Location Description	Various citywide
	Planned Activities	The Code Enforcement Property Advisors are responsible for the inspections of properties within CDBG eligible areas for violations of approximately seventy-five (75) health, safety, and welfare related City codes. All CDBG eligible census tracts in the city meet the national objective of serving the low income citizens.
10	Project Name	HESG Administration
	Target Area	Citywide

11	Goals Supported Homelessness Objective 1 Affordable Housing Objective 3.1	Homelessness Objective 1 Affordable Housing Objective 3.1
	Needs Addressed	Youth Services Child Care Services Substance Abuse Services Employment/Training Services Health Care Services
	Funding	ESG: \$16,232
	Description	City of Corpus Christi - ESG Administration -- Administrative Cost is being requested to fund a staff person at .50 FTE for the overall administration of the Emergency Solutions Grant Program. These functions include the financial oversight, compliance, and technical assistance components of the program.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	300
	Location Description	Citywide
	Planned Activities	These functions include the financial oversight, compliance and technical assistance components of the program.
	Project Name	HOME Administration/Technical Assistance
	Target Area	Citywide

<p>Goals Supported</p> <p>Affordable Housing Objective 1.2 Affordable Housing Objective 1.3 Affordable Housing Objective 1.4 Affordable Housing Objective 3.1 Affordable Housing Objective 4</p>	
<p>Needs Addressed</p> <p>Homeowner Housing Rehabilitation Homebuyer Assistance</p>	
<p>Funding</p> <p>HOME: \$84,459</p>	
<p>Description</p> <p>HOME Administration/Technical - Administrative funds for .75 FTE staff, planning, oversight, coordination, staff supervision, monitoring and evaluation, contracting, recordkeeping/reporting and overall program management. Staff training and administrative expenses are also included in the request. Technical assistance will be provided to enhance the capacity of CHDO's, non-profits, owners/investors of rental property and other organizations that may participate in the program. The amount indicates 10% of the allowed 10% for administrative costs.</p>	
<p>Target Date</p> <p>9/30/2018</p>	
<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>N/A Administrative cost</p>	
<p>Location Description</p> <p>1201 Leopard St. Corpus Christi, Texas 78401</p>	
<p>Planned Activities</p> <p>Administrative funds for staffing, planning, oversight, coordination, staff supervision, monitoring and evaluation, contracting, recordkeeping/reporting and overall program management.</p>	
<p>Project Name</p> <p>Homebuyer Assistance Program</p>	
<p>Target Area</p> <p>Citywide</p>	
<p>Goals Supported</p> <p>Affordable Housing Objective 1.3</p>	

12

	Needs Addressed	Homebuyer Assistance
	Funding	HOME: \$100,000
	Description	Homebuyer Assistance Program - provide deferred forgivable loans to low income homebuyers to assist them with down payment and closing costs for the purchase of a home.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	10
	Location Description	Various locations within the city
	Planned Activities	Provide deferred forgivable loans to low income homebuyers to assist them with down payment and closing costs for the purchase of a home.
13	Project Name	Homebuyer Gap Financing Assistance Program
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 1.3
	Needs Addressed	Homebuyer Assistance
	Funding	HOME: \$300,000
	Description	Homebuyer Gap Financing Assistance Program - Provide assistance to eligible homebuyers with a total household income of less than 80% AMI with up to \$20,000 to purchase a newly constructed home within an undeveloped area within the City limits of Corpus Christi. The maximum sales price for the newly constructed home may not exceed \$150,000.
	Target Date	9/30/2018

14	Estimate the number and type of families that will benefit from the proposed activities	15	
	Location Description	Various locations within the city	
	Planned Activities	Provide assistance to eligible homebuyers with a total household income of less than 80% AMI with up to \$20,000 to purchase a newlyconstructed home within an undeveloped area within the City limits of Corpus Christi	
	Project Name	Single Family Rehab Loan Program	
	Target Area	Citywide	
	Goals Supported	Affordable Housing Objective 1.2 Lead-based Paint Hazards	
	Needs Addressed	Lead Hazard Screening Homeowner Housing Rehabilitation	
	Funding	HOME: \$400,000	
	Description	HCD - Single Family Rehabilitation - The Single Family Rehabilitation Loan Program benefits only low- and very low-income homeowners. The Program provides zero percent and three percent interest loans to homeowners interested in rehabilitating their homes. Funds requested will be used to provide rehabilitation and reconstruction loans, demolition grants, relocation grants and lead base paint grants for remedial activities. Rehabilitation Loan Program.	
	Target Date	9/30/2018	
	Estimate the number and type of families that will benefit from the proposed activities	5	

	<p>Various locations within the city</p>	
<p>Location Description</p>	<p>Program benefits only low-and very low-income homeowners. Program provides zero percent and three percent interest loans to HO interested in rehabilitating their homes. Funds will be used to provide rehab and reconstruction loans; demolition grants; relocation grants and lead based paint grants for remedial activities.</p>	<p>Planned Activities</p>

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

Much of the funding will be directed to the CDBG Low/Mod tracts. some of it specifically for area benefit, some indirectly through assistance to low/mod households who are income qualified for program funding but just happen to live within the low/mod tracts. Other assistance for City and homeless facilities also are in the low/mod tracts.

Geographic Distribution

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

Table 10 - 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 are includes those tracts.

Discussion

The vast majority of the funding allocated to projects through CDBG funding are targeted to the CDBG Low/Mod Tracts, either for code enforcement, parks, accessibility improvements, public service for qualified beneficiaries and new construction for low- and moderate-income persons. An undetermined amount of the rest of the funding is likely to wind up funding projects within the tracts, but by benefit of assistance to individuals/families who are income-qualified for that assistance. These projects include homebuyer assistance, minor repair, and homeowner rehabilitation. The estimation of CDBG funds which will go towards CDBG low/mod census tracts is estimated to be 100% with the exception of the funds that will go towards staff salaries. It is estimated that all of the ESG funding will be used on projects within the the CDBG tracts, but the assistance is not directed according to area benefit. 100% of ESG funding will benefit low-income and homeless individuals. Other than the use of allowed Administrative funds. Likewise, the HOME funding may benefit the CDBG target area, but is not directed according to area benefit. HOME funding will also primarily benefit low- and moderate-income 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 numbers below represent individuals supported through the various programs and services offered by the City of Corpus Christi and partner agencies and organizations. The numbers represent duplicated households who may receive services from more than one agency, more than once a week/month/year. Housing figures are non-duplicated.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	65
Special-Needs	0
Total	65

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	38
Acquisition of Existing Units	22
Total	62

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeless service providers provide extensive services to support homeless households and to prevent homelessness. The numbers shown include many households who receive services from more than one agency, sometimes at various times through the year. Non-homeless and special-needs numbers reflect those benefiting from improvements to public facilities and accessibility improvements to public infrastructure.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Corpus Christi provides services and housing as detailed in their PHA Plan. Below are very short summaries of actions planned for the next year.

Pursuant to the CCHA's FY 2017 Agency Plan the following are some of the actions planned for the next year:

HUD's Strategic Goal: Increase the Availability of decent, safe, and affordable housing

PHA Goal: Expand the supply of assisted housing

Objectives:

- Continue to increase the quantity and quality of housing by seeking additional vouchers through the Housing Choice Voucher Program and other special programs that may be available
- The CCHA will continue to work to increase the number of participants in the Family Self-Sufficiency (FSS) Program and to closely monitor individuals and families as they prepare to graduate from the program
- Create small area FMR's
- Continue RAD-Rental Assistance Demonstration Program: Convert projects funded under the Public Housing to long term project based Section 8 rental assistance. Seven properties (620 units) have completed conversion on November 17, 2016 and five properties (1,094 units) are remaining to convert by November 2017.
- Continue to reduce public housing vacancies by receiving HUD approval for the OFFP to provide renovations at La Armada II and bring back approximately 95 units on line. This project began on June 27, 2016 and to date (March 21, 2017) 21 units have been completed.
- Leverage private and other public housing funds to create additional housing opportunities
- Acquire or build units or developments. One of CCHA's non-profit corporations/PFC's plans to evaluate and implement a program to promote and create a scattered site rental program
- Pursue all financing options available to create or acquire affordable housing
- The CCHA applied and received 122 Tenant Protection Vouchers for the demolition/disposition of D.N. Leathers I property.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Public Housing Management (PHAS score) status is standard performer. Current score is 77

- Maintain voucher management (SEMAP Score) at a high performer
- Continue to concentrate on efforts to improve specific management functions in all areas of operation of the CCHA
- Continue to maintain a high level of customer satisfaction and improve resident trust by training staff in customer relations
- Continue to improve relationships with clients and external stakeholders by increasing our client agency relationships
- Continue to renovate or modernize public housing units
- Continue the implementation of La Amada II revitalization to return offline units to service. This project began on June 27, 2016 and to date (March 21, 2017) 21 units have been completed
- Demolish and/or dispose of all obsolete public housing. The CCHA is currently in the process of demolishing D.N. Leathers I property
- Provide replacement public housing in a mixed income environment
- Continue the transformation to convert the entire public housing portfolio to project based voucher (Section 8) through the RAD program
- Continue to provide an improved living environment by implementing measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Continue to implement public housing security improvements by continuing enhanced enforcement of lease termination proceedings and screening of applicants

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

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Increase affordable housing choices for low income families

Objectives:

- Continue to conduct landlord outreach to expand the availability of units for the tenant based Section 8 program
- Continue to educate Section 8 participants in the mobility of their voucher assistance and the benefits of locating in higher income and opportunity areas
- Increase housing choice and mobility. The CCHA is in the process of working with Econometrica Inc. (Consultant) in drafting an Assessment Report for the CCHA's mobility counseling
- The demolition/disposition of D.N. Leathers I and disposition of D.N. Leathers II will allow for both sites to be sold and the proceeds to be used for affordable housing.
- Increase voucher payment standards. The CCHA increased the voucher payment standards from 99% to 110% effective March 2016
- Evaluate/implement a program to promote and create a scattered site rental program

HUD Strategic Goal: Promote self-sufficiency and a better quality of life

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Continue community partnerships including programs focused on workforce development, wellness, safety and education.
- Continue to encourage and empower residents to apply for any CCHA job opening/position and increase the number of employed persons in assisted families by continuing education and employment training
- Prepare residents for GED testing and provide assistance with job resumes and applications
- Provide assistance to increase independence for the elderly or families with disabilities
- Promote job opportunities with CCHA vendors.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objective:

- Ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
- Ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
-

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

Other PHA Goals and Objectives:

- Encourage and counsel Housing Choice Voucher (HCV) applicants to consider housing choices in high opportunity areas.
- Create affordable housing; mixed development/mixed finance development(s)

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

N/A

Discussion

The City of Corpus Christi (City) has developed a great working partnership with the Housing Authority of Corpus Christi (PHA). The City has an ongoing support of the PHA's Agency Plan. For the PHA Goal to expand the supply of assisted housing, the City's Corpus Christi Business and Job Development Corporation awarded the PHA with \$500,000 in local funds to in order to support the renovation project of La Armada II which will essentially bring back 95 units on line for use in assisted housing. The La Armada II complex is also receiving renovations to the buildings as well as new roofs for each building in the complex.

The City is currently working on an Affordable Housing Policy which will discuss the programs administered by the Housing and Community Development Department as well as programs within the City limits. The City will work with and receive feedback from the PHA to best streamline these efforts.

The City and the PHA are also discussing the possibilities and options for joining efforts in the required Affirmatively Furthering Fair Housing Plan (Plan) required by the U. S. Department of Housing and Urban Development. The Plan, if submitted by both the City and the PHA, will essentially address the housing needs for the City in the areas of Affordable Housing as well as Assisted Housing.

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

Introduction

The Homeless Issues Partnership (HIP) will be hosting a Coordinated Entry meeting with executive directors from homeless providers late summer 2017. The first goal of this meeting is to have an effective coordinator entry plan in place by September 1, 2017. This will include having two homeless provider agencies be the intake points for the Coordinator Access Program once developed. The second goal is to have this effective coordination entry system fully operating by January 2018. The process at the entry points will focus on access, assessment, and assignment to be referred to the appropriate housing intervention. This will reduce the amount of time clients spend going from location to location trying to find the resources that will solve their housing crisis. The City is also looking to coordinate with a local homeless non-profit to provide funding in order to greatly expand services and provide funding in order to greatly expand services and provide additional beds to the community.

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

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

The Homeless Issues Partnership, a coalition of homeless providers, conducts a point in time survey of the homeless in the city at the end of January of each year in coalition with Texas Homeless Network and Balance of State. This practice enables the providers to generate a better picture of the homeless population and assess year-to-year changes. The Resource Fair will be held in the fall to provide both sheltered and unsheltered individuals and families with social service information and appointments are generally set up for these services. City leaders will be invited to participate. The City and HIP have also continued with the development and issuance of "Resource Cards" to all homeless persons which has a directory of service providers and services offered in the community. Corpus Christi Police Department also utilizes the resource cards with service and emergency information for the homeless on the streets.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Homeless providers are focusing efforts on Homeless prevention and rapid rehousing and permanent housing. Estimated needs of emergency sheltered homeless have been identified for Corpus Christi. The City and the Coalition have also identified the need for shelter for families and have begun to identify potential resources to increase the "families" bed count in the community.

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 include activities targeting improvements in the areas of rapid rehousing, discharge planning, and homeless prevention. Homeless prevention provides the assistance to avoid eviction and homelessness.

Corpus Christi participates in the Coordinated Access program. Two agencies are the intake points for the Coordinated Access program. The agencies are Salvation Army and Catholic Charities. The Coordinated Access is developing more focus on Emergency Shelter and permanent Housing. The process at the entry points will focus on access, assessment, and assignment to be referred to the appropriate housing intervention. This will reduce the amount of time clients spend going from location to location trying to find the resource(s) that will solve their housing crisis. The city is also looking to coordinate with a local homeless non-profit to provide funding in order to greatly expand services and provide additional beds to the community.

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.

Homeless prevention and permanent housing is a major focus of the participants in the Homeless Issues Partnership. For some agencies, homeless prevention is their sole purpose. Other agencies include homeless prevention as a support program in conjunction with the provision of shelter and other support services.

Rapid re-housing provides assistance to homeless individuals who have recently become homeless and are ready to re-enter and sustain permanent housing.

Discussion

The participants of the Homeless Issues Partnership work closely together to meet the needs of homeless individuals and families through the continuum of services coordinated through the partnership. The City participates in the planning efforts and provides a framework through the ESG funding process to focus attention on specific programmatic areas.

More affordable permanent housing is needed to meet the needs of the increasing numbers of homeless in the city.

The 2017 CAAP supports the needs of the homeless by providing funding for those agencies that provide services through the CDBG and ESG grant programs.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

The demand for decent, affordable housing in Corpus Christi is dire, however, the cost to produce new, single family homes exceed the purchasing power of most residents. The lack of Affordable Housing affects all of Corpus Christi. It affects our economic competitiveness as a region when employees are unable to afford homes or must commute long distances to their jobs. This has a huge impact when very low income residents become homeless or must live in overcrowded, substandard conditions because they have nowhere else to go.

The City of Corpus Christi has identified three primary barriers of affordable housing.

Development Barriers:

There are several development barriers affecting affordable housing in Corpus Christi. Construction and labor costs have increased in the Corpus Christi area. Construction materials such as cement, rebar, copper have had a significant increase in the past years. The availability of skilled construction labor is a development barrier as contractors are finding it hard to retain skilled workers to complete small scale projects when it is more advantageous for workers to seek construction employment on large scale residential and commercial projects that pay more. Although most homebuilders and contractors face these obstacles, developers of affordable housing projects are unable to pass the cost of these identified barriers onto their low and moderate income consumers. In turn, this results in the decline of production of affordable housing.

Financing Barriers:

Financing Barriers continue to affect consumers in Corpus Christi. Although interest and unemployment rates have remained low the past two years, Corpus Christi homebuyers are faced with the increasing cost of prices on new and existing inventory homes and the stock of affordable homes continue to decline. In addition, many potential homebuyers seeking affordable housing have poor credit and are unable to obtain financing for a home.

Deterioration of existing housing stock:

Although Corpus Christi is faced with a deteriorating housing stock, the north central area of Corpus Christi, specifically, continues to deteriorate by the loss of population and slum and blight created by the high concentration of vacant buildings in the area. Due to rehabilitation work required to bring homes to current code standards, repairs and rehabilitation work can be expensive for low income families. Homes that are completely deteriorated are often recommended for demolition and replacement at the

cost of the homeowner.

Recommendations:

Development barrier strategies: Explore value engineering options that similar communities have used under current code for reducing the cost of housing. Identify additional public monies to cover the increased cost of construction materials. Create a sweat equity affordable housing program. In conjuncture with local high schools and colleges, develop local apprenticeship training program.

Financing Barrier Strategies: Expand consumer credit and first time homebuyer training by being involved in community outreach that will educate consumers and lenders. Continue to market the use of below-market rate programs and utilize down payment programs. Create or support a more relaxed financing guideline for homebuyers with poor credit that have a demonstrated positive use of credit within the past 12 months, and have steady employment.

Deterioration of existing housing stock strategies:

Increase affordable housing supply by funding the rehab of rental housing. Continue to lower the cost of homeownership of low and moderate income families by offering additional down payment programs and utilize sweat equity. Improve the housing stock by utilizing local apprenticeship training programs that will reduce the cost of rehabilitation.

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

No public policies were identified that have negative effects on affordable housing development. The City is working with City Council in order to develop affordable housing policies which will provide guidance to address the various barriers. The City is also looking into increasing potential grant funds in order to address any potential barriers.

Discussion

The City of Corpus Christi has worked to reduce the effects of public policy on affordable housing development over the past few years. While there are a number of market forces at work tha make affordable housing development difficulty, such as construction and land costs; the impact of public policy is not a major factor.

AP-85 Other Actions – 91.220(k)

Introduction

The City currently provides a variety of services to the residents of Corpus Christi, some funded by CDBG, HOME, and ESG, with private, State, and City funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the City or under consideration for the future.

Actions planned to address obstacles to meeting underserved needs

The City will continue its ongoing efforts to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible.

Actions planned to foster and maintain affordable housing

City staff has been discussing the possibility of creating an Infill Housing Program. The program would secure vacant, abandoned parcels currently managed by Nueces County. These lots would be the site of new housing development, managed by the Private developers or non-profit housing developers under supervision of the City. Homes would be sold to low/mod households with assistance from the City's homebuyer assistance program. The City will continue to provide City Council Affordable Housing Workshops in the effort to receive direction from City Council on Housing Policies for the City as it pertains to affordable housing.

Actions planned to reduce lead-based paint hazards

The City does 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 five years of this Consolidated Plan. City staff has already attended and passed state training and has begun in house lead testing. The City will continue to send new staff to Lead inspector and Lead Risk Assessor training in order to expand knowledge and provide Lead services in house instead of by vendor.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts in conjunction with the Homeless Issues Partnership and the Housing Authority of Corpus Christi to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service agencies operating in the city. The City will also work with the Texas Homeless Network in order to explore the best use of funding to assist poverty-level families.

Actions planned to develop institutional structure

The City has no current plans to make any changes to the institutional structure described in this document.

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

The City will continue to coordinate planning activities with private housing and social service agencies, including participation in the Housing Issues Partnership meetings, development of the Continuum of Care, and enumeration of point-in-time and homeless surveys. City staff will also continue its participation in other coalitions and study groups as the opportunity arises. The City will also continue its efforts of collaborating with the Corpus Christi Housing Authority to develop a program which will assist in providing infill rental housing in order to expand the city's overall Affordable Housing inventory.

Discussion

The actions are primarily the continuation of what the City is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The City is also satisfied with its efforts to coordinate with private housing and social services agencies. Future housing development on vacant, abandoned lots is under consideration and will be addressed in future annual action plans.

Program Specific Requirements

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

Introduction

The following provides details on program specific requirements for each of the three entitlement programs, Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant.

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	500,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	500,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

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

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

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 five (5) 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 five (5) year affordability period, after the Beginning Date as defined in paragraph 9 of this Agreement, the City will forgive 100% of Homebuyer's original principal amount of the HOME Funds Loan ("Loan"), and no further sums will be due to the City.

FAILURE TO REPAY: HOMEBUYER UNDERSTANDS AND AGREES THAT FAILURE TO REPAY THE HOME FUNDS IN ACCORDANCE WITH THIS AGREEMENT AND/OR THE LOAN DOCUMENTS AND/OR TO COMPLY WITH THE OTHER PROVISIONS OF THE LOAN DOCUMENTS, MAY RESULT IN THE FORECLOSURE OF THE CITY'S LIEN AGAINST THE PROPERTY AND THE LOSS OF HOMEBUYER'S RESIDENCE AND THE PROPERTY.

RECAPTURE PROVISION: Homebuyer understands and agrees that if Homebuyer sells the Property voluntarily or involuntarily through foreclosure, within the five (5) year 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 1/60th of the original amount over the five (5) year period of affordability for each month the Loan is outstanding. The monthly reductions shall take effect on the same day of the month as the Beginning Date of the period of affordability, as defined in paragraph 9 of this Agreement, and will continue throughout the period of affordability as long as the home remains the principal residence of the Homebuyer.

The City of Corpus Christi has adopted a Recapture Policy that serves to address the continued affordability of housing units acquired with HOME funds. Repaturred 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 Christito enforce these requirements. In the event there is a transfer of title, voluntary or involuntary, within the affordability period, the City of Corpus Christi has selected the "Owner Investment Returned First" recapture option (as defined under 24 CFR 92.254(a)(5)(ii)(A)(4) to calculate the recapture amount.

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

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

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.

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

The City has no current projects in this category.

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

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

Written standards will be attached to this Action Plan and will be provided in the submission of the Hard Copy of the Plan to the HUD Field Office. See Appendix 1

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

HIP will be hosting a Coordinated Entry meeting with executive directors from homeless providers late summer 2017. The first goal of this meeting is to have an effective coordinator entry plan in place by September 1, 2017. The second goal is to have this effective coordination entry system fully operating by January 2018. The process will focus on access, assessment, and assignment to be referred to the appropriate housing intervention. This will reduce the amount of time clients spend going from location to location trying to find the resources that will solve their housing crisis.

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).

Funds will be awarded to community-based nonprofit organizations providing emergency shelter and related services to the homeless, on a dollar-for-dollar match. ESG funds will be used for homeless prevention and rapid re-housing. During this process, request for proposals were released and nonprofit organizations applied for funding. Staff reviewed the requests and provided a narrative to department staff. Department staff reviewed, evaluated and scored each recipient request. Based on the score given, projects were ranked by score and were recommended funding by their rank. Projects were presented to City Council for approval.

It is a priority of HUD and the City of Corpus Christi to work under a "Continuum of Care" approach to homelessness to assist homeless individuals and families to obtain a decent living environment, either through rental housing or home ownership. The Housing and Community Development Department specifically seeks proposals to provide shelter and supportive services for the homeless.

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

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

5. Describe performance standards for evaluating ESG.

The City measures by using Performance Measures/Quality Controls, Monitoring Activities, and Monitoring Schedules for evaluating ESG performance standards. See Appendix 2

Discussion

The City strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. City staff works with subgrantees to ensure that these requirements are met and oversees internal operations towards the same goal.

