



Texas City
EST. 1911

COMMUNITY DEVELOPMENT DEPARTMENT

2020-2024 CONSOLIDATED PLAN & 2020 ACTION PLAN



Executive Summary

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

1. Introduction

Every Three or Five-Years the City of Texas City prepares a strategic plan as required by the U.S. Department of Housing and Urban Development (HUD). On behalf of the City, the Texas City Community Development Department (TCCD) developed the 2020-2024 Consolidated Plan (Con Plan). The Con Plan details how the City plans to invest its resources to meet Texas City's ongoing affordable housing, community development, economic development, and public service needs during the five-year period from October 1, 2020 to September 30, 2025. The resource that will be used to address Texas City's priorities in the Con Plan is a federal entitlement grant, Community Development Block Grant (CDBG).

According to HUD, the primary objectives of the entitlement funds are to increase the availability/accessibility, affordability, and sustainability of decent housing, suitable living environments, and economic opportunity for low- and moderate-income families within the city. As in the past several approved Con Plans, the 2020-2024 Con Plan funding priorities are divided into four categories designed to benefit low- and moderate-income persons, households and families residing in Texas City.

- Affordable housing
- Supportive services
- Public improvements and
- Non-housing community development

The objectives of the 2020-2024 Con Plan are to

- Improve housing opportunities by creating and preserving decent, safe affordable owner-occupied single family and multi-family structures
- Expand sustainable homeownership opportunities for low- and moderate-income families

- Reduce homelessness by being a referral and support resource to agencies that service homeless individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing appropriate housing and supportive service solutions
- Enhance quality of life for residents by ensuring access to appropriate services
- Strengthen neighborhoods by eliminating vacant dilapidated sub-standard structures
- Enhance the City's economic stability and prosperity by removing eyesores in low and moderate neighborhoods that may prevent opportunities for job creation and investment
- Promote and ensure fair access to housing for all residents

Priorities and objectives from the 2020-2024 Con Plan align directly with TCCDD primary initiatives which include: Affordable Housing, Revitalize Communities, Foster Community Economic Development and Enhance the Quality of Life.

For each year of the Con Plan, the City is required to prepare an Annual Action Plan to inform citizens and HUD of the City's intended actions during that particular year. At the end of each program year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to HUD and citizens about that year's accomplishments towards achieving the goals and objectives identified for that year.

The 2020 Annual Action Plan represents the first year of the 2020-2024 Con Plan. The Annual Action Plan is the City's official application for HUD entitlement grants and proposes programs and services to be funded during the City's Fiscal Year (FY) 2021/TCCD's Program Year (PY) 2020 (October 1, 2020- September 30, 2021). In the Annual Action Plan, TCCD provides a concise summary of specific actions that will take place during the program year to address the priority needs and goals identified in the Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Overview of Annual Objectives: The Plan identifies programs and activities that will be used to meet Texas City's CDD's goals. As required by HUD, each activity is linked to one of three federal program objectives: 1) decent housing, 2) suitable living environment, or 3) economic development. Each objective is matched with one of three outcomes: 1) availability/accessibility, 2) affordability, or 3)

sustainability. The annual activities that will enable TCCDD to achieve these objectives and outcomes in PY 2020 are listed below.

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

- Rehabilitation of owner-occupied single and multi-family homes
- Down payment and closing cost assistance to increase low- and moderate-income persons' access to homeownership
- Single family home repair to preserve existing housing stock
- Homelessness prevention through referral services

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

- Improving neighborhood facilities
- Support services for the youth
- Support services for populations with special needs (e.g. elderly, persons with disabilities)
- Referral services for the homeless
- Environmental Health services

Economic Development/Opportunities: Increase access to economic opportunity for low- and moderate-income communities through

- Neighborhood clean-up activities that removes eyesores in low and moderate neighborhoods that may prevent opportunities for job creation, investment and expansion
 - Building improvements to make low- mod-income areas more inviting for economic development.

3. Evaluation of past performance

During the last consolidated planning period, Texas City Community Development Department achieved many of the goals set for the period of October 1, 2015 to September 30, 2020.

4. Summary of citizen participation process and consultation process

In the development of the 2020-2024 Consolidated Plan and the 2020 Annual Action Plan, the Community Development Department (TCCDD) planned an extensive citizen participation and stakeholder consultation process.

TCCDD worked with a number of City departments, the Texas City Housing Authority, non-profit organizations, and other stakeholders to ensure that the planning process was both comprehensive and inclusive. TCCDD solicited information from other City departments, the private sector, non-profits, neighborhood-based organizations, and residents regarding existing conditions and strategies for addressing current needs.

TCCDD recognizes that Texas City residents are the center of, and partners in, the development and execution of these plans. Opportunities for citizen input were provided throughout the planning process through:

- Publications and Postings
- Public Hearings

5. Summary of public comments

There were no public comments.

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

There were no comments or views not accepted.

7. Summary

During the next five years, Texas City's CDD will build upon past experience and new strategies striving to meet the new strategic goals set in this Con Plan. Texas City's CDD will continue to focus on using data-driven approaches and utilize various citizen and stakeholder participation techniques to validate the needs and priorities set in the Con Plan. Texas City's CDD 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.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

The City of Texas City Community Development Department serves as the lead agency responsible for administering the programs covered by the 2020-2024 Consolidated Plan and the 2020 Annual Action Plan, and includes only:

- Community Development Block Grant Funds (CDBG)

Consolidated Plan Public Contact Information

For questions regarding the 2020-2024 Consolidated Plan and 2020 Annual Action Plan, please contact the City of Texas City's Community Development Department (TCCDD) at (409) 502-4401 or submit your comments to Titilayo Odion:

Titilayo Odion, Program Coordinator
 Texas City Community Development Department
 1801 9th Ave N
 Texas City, Texas 77592
 todion@texascitytx.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

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

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

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

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

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

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

Texas City Community Development Department does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Texas City Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG Program Coordinator and the TCHA Deputy Director met in person. It is anticipated that the two entities will coordinate on addressing the needs of the HA's housing and residents. The two will collaborate to replace the fascia and soffits for 25 Public Housing Units.
2	Agency/Group/Organization	City of Texas City, Dept. of Economic Development
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG Program Coordinator and the Economic Development Director met in person to discuss the economic development needs of the city. The anticipated outcome is to improve the facades of two buildings in the downtown area to make the area more inviting for economic development.
3	Agency/Group/Organization	Texas City Public Works Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG Coordinator provided survey questions regarding public facilities & improvement need in low- to moderate-income areas.
4	Agency/Group/Organization	City of Texas City, Dept. of Emergency Management
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CDBG Coordinator provided survey questions regarding emergency planning efforts to protect low-income areas in the city.

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

N/A

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

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	The strategic plan submitted by the City is in direct connection with the Texas Homeless Network whereby the City being a conduit as a referral service to the services and homeless programs that the Network currently has in place.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As described above in the discussion about activities to enhance coordinator between housing providers, health welfare, mental health and homeless service agencies, a substantial amount of coordination, and sharing of financial resources and information has been occurring in recent years between the City, the County of Galveston, the State of Texas Homeless Network and Texas City Housing Authority all centered on the development of permanent supportive and affordable housing for the community.

Narrative (optional):

The consultation process for the consolidated plan is an extremely important component. Having a clear project identity and developing positive relationships can bring exceptional value and knowledge to the planning process. To summarize the consultation efforts of the City it appears housing, transportation, education, and employment are the branches that can swing people from poverty to a living wage. As consultations and coordination with the various agencies expand, it is anticipated that the planning process for the City may become regional.

TCCDD plans to continue to support the Texas Homeless Network, Gulf Coast Homeless Coalition and the Children's Center in an effort to limit homelessness.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

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

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

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

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

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

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	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	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	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	www.texascitytx.gov

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Two people attended the virtual public hearing.	There were no comments received.	There were no comments not accepted.	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)
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	There were two people in attendance.	There were no public comments.	There were no comments not accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment portion of the Consolidated Plan describes several critical conditions and factors related to affordable housing in Texas City. Information is provided by the Department of Housing and Urban Development (HUD) to allow the city to examine recent U.S. Census, American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data and make determinations as to directing limited resources to help address the need for more safe and affordable housing.

The components of the Needs Assessment include a series of tables and charts that reveal important statistical data regarding disproportionately greater needs among racial and ethnic groups from a broad cross-section of income levels that follow census data. The major areas examined by this data are the various types of households such as single-family, renters, owners, households with seniors and children. Further data examines households that are living in substandard structures, those that are overcrowded, those having one or more housing problems and households paying high percentages of their income to cover housing costs.

Other aspects of housing are also included in this section including Public Housing, Homeless Needs, Homeless with Special Needs and Non-housing Community Development Needs. These aspects are analyzed to help determine the most important priorities for the city to consider as it makes decision on how to allocate federal resources.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to the "Total Households Table", there are 9,350 low- and moderate-income households in Texas City. The following tables describe housing conditions for various types of households living in Texas City.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	44,205	47,260	7%
Households	16,861	17,100	1%
Median Income	\$41,844.00	\$42,882.00	2%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,110	2,795	3,445	1,610	6,140
Small Family Households	1,250	930	1,435	580	3,545
Large Family Households	165	575	315	220	260
Household contains at least one person 62-74 years of age	645	665	980	465	1,410
Household contains at least one person age 75 or older	585	490	400	199	660
Households with one or more children 6 years old or younger	655	904	735	225	545

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	35	15	0	0	50	30	60	20	0	110
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	30	20	0	50	0	20	15	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	150	30	4	244	0	35	20	0	55
Housing cost burden greater than 50% of income (and none of the above problems)	1,250	425	45	0	1,720	495	225	135	10	865

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	350	720	560	70	1,700	280	275	165	50	770
Zero/negative Income (and none of the above problems)	145	0	0	0	145	65	0	0	0	65

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,345	620	100	4	2,069	530	335	190	10	1,065
Having none of four housing problems	510	920	1,570	555	3,555	520	920	1,585	1,040	4,065
Household has negative income, but none of the other housing problems	145	0	0	0	145	65	0	0	0	65

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	825	505	335	1,665	190	180	170	540
Large Related	10	215	0	225	115	140	20	275
Elderly	459	310	55	824	330	155	95	580
Other	400	235	220	855	155	25	35	215
Total need by income	1,694	1,265	610	3,569	790	500	320	1,610

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	690	160	15	865	140	75	60	275
Large Related	10	105	0	115	15	80	20	115
Elderly	314	110	20	444	200	70	65	335
Other	270	65	10	345	155	0	10	165
Total need by income	1,284	440	45	1,769	510	225	155	890

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	60	110	30	0	200	0	45	20	0	65

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	70	20	4	94	0	4	15	0	19
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	60	180	50	4	294	0	49	35	0	84

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The total household count of 17,100 includes 4,357 single person households or 25.48%. There are 1933 or 11.3% of single male households. There are 2424 or 14.17% of single female households. Of these single male and female households, 2,097 or 48.1% are over the age of 60 and 2,260 or 51.9 are under the age of 60. Single person households on a fixed income, including veterans and widowers are most in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Gulf Coast Homeless Coalition and the Texas Balance of State CoC coordinates with the Texas Homeless Network (THN) to conduct the annual Point in Time (PIT) counts. These PIT counts survey all local shelters and undertake community wide searches to estimate the extent of homelessness and collect information that can allow agencies to design plans to reduce the number of persons experiencing homelessness. The results of the Gulf Coast Homeless Coalition Point in Time (PIT) count taken on January 23, 2020 found that there were 14 homeless individuals in Texas City.

What are the most common housing problems?

Approximately 2659 households are severely cost burdened, with 1769 or 66.5% of renter households paying over 50% of their income for rent and 890 or 33.5% homeowners paying half of their income for housing costs. The housing cost burden, relative to household income, is a significant issue in Texas City. Among households that list at least one housing problem, across all income categories, 54.8% pay more than half of their income to rent and mortgage.

There are approximately 18.8% of all households earning 0-30% of AMI having at least one person 75 years of age or older living in the household, and 21.1% of households earning 0-30% of AMI having children under the age of 6 living in the household. Of the 10,964 households included in the tables, 64.5% of households earning 0-30% of AMI has housing problems, however, there is no disproportionately greater need of housing problems in this income category compared with others. This information is based on the Comprehensive Housing Affordability Strategy (CHAS) data from 2013-2017 provided by HUD.

Are any populations/household types more affected than others by these problems?

The Housing Needs Summary tables show that 72.6% or 1284 renter households earning 0-30% of AMI has a housing cost burden greater than 50% of their income and 30% of rental households earning >30-50% of AMI has substandard housing.

510 owner occupied households earning 0-30% of AMI (57.2%) has a housing cost burden of greater than 50% of their income while 49% owner households have a housing cost burden greater than 30% of their income.

Extremely low-income households (those at or below 30% of AMI) spend more than 50% of their income on housing and are particularly vulnerable to renting a home with severe housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Extremely low-income households (those in the 0-30% AMI category) who are spending more than 50% of their income on housing are particularly at-risk of facing a major financial or personal crisis which could result in the household becoming homeless. With 60 of 200 (30%) living in overcrowded households, the imminent threat of homelessness is present, particularly among single-parent households with children who have a greater need for affordable housing, accessible health care and child-care. These conditions, lower income and higher living expenses place single-parent households in greater risk of resorting to emergency shelters and becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Texas City does not estimate the at-risk population within its jurisdiction.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The most common or frequently noted housing characteristics that have been linked with instability and an increased risk of homelessness are severe housing cost burden, severe housing problems and overcrowding. Other contributing factors can include unemployment/underemployment, physical and mental disabilities, domestic violence, substance abuse, incarceration, and natural disasters.

Discussion

In conclusion, 18.1% (3,110 of 17,100) of all households are extremely low-income (0-30% of AMI). 54.7% (9,350 of 17,100) have incomes ranging from zero to 80% of AMI. Approximately, 15.5% (2,659 of 17,100) households are severely cost burdened. 49.6% (1,769 of 3,565) renter households pay over 50% of their income for rent and 35.6% (890 of 2,500) homeowners pay half or more of their income on housing cost.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD's e-Con Planning Suite desk guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following will provide an assessment of the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,735	325	145
White	965	85	70
Black / African American	1,040	85	60
Asian	0	0	10
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	690	145	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,565	845	0
White	360	395	0
Black / African American	465	250	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	40	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	690	180	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,005	2,400	0
White	390	1,150	0
Black / African American	300	655	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	260	540	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	335	1,435	0
White	35	710	0
Black / African American	90	255	0
Asian	0	0	0
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	190	460	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The most recent CHAS data shows that 85.34% (2,735 of 3,205) of households in Texas City (the jurisdiction) as a whole with one or more of four housing problems at 0-30%. For Whites earning 0-30% of AMI with one or more of four housing problems 86.16% (965 of 1,120) households are affected. 87.76% (1,040 of 1,185) of Black/African Americans earning 0-30% of AMI have one or more of four housing problems. 82.63% (690 of 835) of Hispanic households earning 0-30% of AMI have one or more of four housing problems. Based on the definition of disproportionate share there are no ethnic groups having one or more of four housing problems in this income bracket.

Of the households in the jurisdiction having one or more of four housing problems in the 30-50% AMI category, 64.94% (1,565 of 2,410) households are affected. 47.68% (360 of 755) of Whites, 65.03% (465 of 715) of Black/African Americans, and 79.31% (690 of 870) of Hispanics in this income level have one or more of four housing problems. This analysis shows that Hispanics have a disproportionately greater need in the 30-50% of AMI income category.

There is no disproportionately greater need in the 50-50% of AMI income bracket for any racial or ethnic group within a particular household that is greater than the jurisdiction as a whole. In the 80-100% of AMI bracket, 4.7% of Whites, 26.1% of Black/African Americans and 23.1% of Hispanics have a disproportionately greater need of housing problems. According to HUD's e-Con Planning Suite Desk Guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a

whole. The jurisdiction as a whole has 18.9% of its households in this income bracket having one or more of four housing problems, therefore, there is no disproportionately greater need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following will provide an assessment of the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,195	870	145
White	825	225	70
Black / African American	855	270	60
Asian	0	0	10
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	505	330	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	735	1,670	0
White	150	605	0
Black / African American	195	515	0
Asian	25	14	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	370	500	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	225	3,175	0
White	115	1,415	0
Black / African American	30	930	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	735	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	170	1,600	0
White	25	725	0
Black / African American	40	305	0
Asian	0	0	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	105	545	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole. Based on the definition of disproportionate greater need, 68.38% (2,195 of 3,210) of households earning 0-30% of AMI has one or more of four severe housing problems in the jurisdiction as a whole.

Analysis of the data reflects that 60.48% (505 of 835) of Hispanics earning 0-30% of AMI have one or more of four severe housing problems. Black/African Americans have 72.15% (855 of 1185) one or more of four severe housing problems followed by 73.66% (825 of 1120) of Whites having one or more of four severe housing problems. Based on these results there are no disproportionate groups in the 0-30% of AMI category.

Analysis of the data for the 30-50% of AMI when determining if a disproportionately greater need among racial or ethnic groups is present, the jurisdiction as a whole percentage of severe housing problems is 30.56% (735 of 2,405). Whites are 19.86 (150 of 755), Black/African Americans are 27.46% (195 of 710) and Hispanics are 42.53% (370 of 870) in this income category. Hispanics have a disproportionately greater need of severe housing problems in the 30-50% of AMI category.

Analysis of the data for the 50-80% of AMI category shows the jurisdiction as a whole percentage of 6.62% (225 of 3400) which serves as the baseline for determining if a disproportionately greater need among racial or ethnic groups of 10% or higher is present. In this income category Whites are 7.52% (115 of 1,530); Black/African Americans are 3.13% (30 of 960); and Hispanics are 8.70% (70 of 805). Based on these results there are no disproportionate groups in the 50-80% of AMI of having one or more of four severe housing problems.

Analysis of Asian households showed zero households having one or more severe housing problems and 10 households having none of the four housing problems. Asian households comprise .29% of the total households in this income category in the jurisdiction.

Analysis of the data reflected no disproportionate share of severe housing problems of any racial or ethnic groups where households earn 80-100% of AMI. The jurisdiction as a whole showed 9.6% (170 of 1,770) with Whites at 3.33% (25 of 750), Black/African Americans at 11.59% (40 of 345) and Hispanics representing the most affected group at 19.10% (105 of 550) or 9.5% higher than the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

According to HUD’s eCon Planning Suite Desk Guide, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

As the post-pandemic economy continues to improve, many Americans continue to struggle to make ends meet. Unemployment remains higher than usual and supplemental federal assistance benefits are beginning to expire. For millions of households nation-wide, housing costs account for more than half of the households’ monthly income. These cost pressures put a strain on households, leaving too little for other necessities like food, health care, childcare and transportation.

In addition, spending a disproportionate share of income on housing stifles economic growth as these households restrict their spending not only on other important necessities, but also on non-essential purchases of goods and services. A dramatic increase (156%) from 2011 data is noted for the 0-30% of AMI group.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,175	2,565	2,720	160
White	5,775	725	1,010	80
Black / African American	2,540	800	1,055	60
Asian	15	10	25	10
American Indian, Alaska Native	15	50	0	0
Pacific Islander	0	0	0	0
Hispanic	2,640	905	610	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

In assessing the disproportionately greater need of housing cost burden for any racial or ethnic group that has a 10% or greater need in comparison to the needs of the jurisdiction as a whole, the data reveals the following:

At the income level of $\leq 30\%$, 67.24% (111,175 of 16,620) of the jurisdiction as a whole is burdened with housing cost with 76.09% (5,775 of 7,590) of Whites, 57.01% (2,540 of 4,455) of Black/African Americans and 63.54% (2,640 of 4,155) of Hispanics housing cost burdened.

For households in the 30-50% of AMI category, the jurisdiction as a whole shows 15.43% (2,565 of 16,620) as the baseline for determining a disproportionately greater percentage of 10% or higher among racial or ethnic groups. In this income category, Whites were at 9.55% (725 of 7,590); Black/African Americans were at 17.96% (800 of 4,455); and Hispanics were at 21.78% (905 of 4,155). No indication of a disproportionately greater need among racial or ethnic groups was found.

Analysis also shows no disproportionately greater severe housing cost burden for any racial or ethnic group among households paying $>50\%$ of their income on housing related cost with the jurisdiction baseline at 16.36% (2,720 of 16,620) and where Whites were 13.31% (1,010 of 7,590), Black/African Americans were 23.68% (1,055 of 4,455) and Hispanics were 14.68% (610 of 4,155).

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to HUD's e-Con Planning Suite Desk Guide, a disproportionately greater need exists when the member of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. An analysis of the tables reflecting greater need housing problems, severe housing problems and housing cost burdens reveals a disproportionately greater need for households earning 0-30% of AMI than households earning 30-50% of AMI and 80-100% of AMI. Low-income Black/African Americans and Hispanics appear to have more need and, in some cases, disproportionately greater need than the jurisdiction as a whole in the identified income brackets of housing problems and severe housing problems. The analysis also identifies Whites in the <=30% bracket for housing cost burden to be disproportionately higher as well.

Analysis of the data shows that Hispanics earning 30-50% of AMI, 50-80 of AMI and 80-100% of AMI have a disproportionately greater need of severe housing problems than the jurisdiction as a whole. Black/African Americans and Hispanics in the 30-50% of AMI have a disproportionately greater need than Whites of severe housing problems. In the 80-100% of AMI bracket, Black/African Americans and Hispanics have a disproportionately greater need of housing problems as well.

The analysis revealed that there are no disproportionately greater needs in cost burden between racial or ethnic groups that amount to 10% or greater than the jurisdiction as a whole.

If they have needs not identified above, what are those needs?

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Although Black/African Americans and Hispanics live throughout Texas City, the majority of Black/African Americans and Hispanics live on the southeast part of the city, from 23rd Street to Bay Street, between 9th Avenue and just south of Texas Avenue. Housing problems, including cost burden, is greater for households with lower incomes and those living in older rental structures or owners of older homes.

NA-35 Public Housing – 91.205(b)

Introduction

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to high rise apartments for elderly families. There are approximately 1.2 million households living in public housing units, managed by some 3,300 HAs. The Texas City Housing Authority currently operates 50 public housing units.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	50	851	0	851	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:
50058 Statistical Summary Report

Data Source
Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,114	15,556	0	15,556	0	0
Average length of stay	0	0	6	3	0	3	0	0
Average Household size	0	0	3	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	8	97	0	97	0	0
# of Disabled Families	0	0	7	108	0	108	0	0
# of Families requesting accessibility features	0	0	64	518	0	518	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
 50058 Statistical Summary Report
 Data Source
 Comments:

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	19	72	0	72	0	0	0
Black/African American	0	0	44	702	0	702	0	0	0
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
50058 Statistical Summary Report
Data Source
Comments:

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	9	76	0	76	0	0	0
Not Hispanic	0	0	55	775	0	775	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
50058 Statistical Summary Report
Data Source
Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

N/A

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The total Public Housing waiting list has 628 families seeking housing. The Section 8 Housing Choice Voucher has 150 families on the waiting list but took in 2000 applications and conducted a lottery to comprise the list.

Based on information available to the jurisdiction through the Texas City Housing Authority Waiting List Statistical Summary for Public Housing, the most immediate housing needs of residents are affordable 1,2,and 3 bedroom rental housing units for households at extremely low-income ($\leq 30\%$ AMI) and families with children.

How do these needs compare to the housing needs of the population at large

The comparison is quite similar to the housing needs of the population at large which are affordable 1, 2, and 3 bedroom units for extremely low-income renters, the elderly, and persons with disabilities and realizing housing cost burdens effects the extremely low, very-low and low-income families, individuals, homeowners and renters.

Discussion

The demand for public housing and section 8 housing choice vouchers in Texas City continues to increase as does the extremely low to low –and moderate-income residents. Once individuals and families enter public housing or receive a housing choice voucher, they should no longer have one of the four housing problems.

The individuals and families applying for public housing or section 8 housing choice vouchers are predominately extremely low or very low income earning $\leq 30\%$ of the AMI. The needs of those on the waiting list for public housing and vouchers are similar to the population at large in that the needs are associated with economic barriers that intensify the problem of affordable housing in the area.

The majority of those on the Section 8 Housing Choice Voucher waitlist are single individuals. This shows how a single person household can be affected by one or more of four housing problems; it also reveals that anyone at any time might be affected by economic barriers.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Texas City has no shelters or emergency housing. All homeless persons are referred to organizations that provide the services in need.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	1	0	0	0	0	0
Persons in Households with Only Adults	13	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	1	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source
Comments:

Indicate if the homeless population is:

Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	6
Black or African American	0	6
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	1
Not Hispanic	0	11

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

At the time of the PIT report there were no families with children in need of housing. There were no Veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The homeless population is equally split 6 White and 6 Black of which 1 was Hispanic. There was one race unknown.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Texas City has no shelters so all were unsheltered. All other information is unknown.

Discussion:

Although the homeless numbers are relatively small, there is a need for shelter in Texas City. Currently the homeless are referred to another area (usually Galveston) for assistance.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Cost burden and overcrowding are the two housing problems that affect most residents in Texas City. In addition, certain persons or households face greater challenges than the general population in finding or maintaining housing given their unique special needs and circumstances. Such circumstances range from fixed incomes to limited mobility, to needing an assisted living environment. Not all housing units in the general housing stock can meet the housing needs of persons or households with special needs. This section of the Plan reviews the needs of persons who are not homeless but may require some type of supportive housing. This includes but not limited to:

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addictions

Describe the characteristics of special needs populations in your community:

Many of the residents in Texas City have special needs due to physical, intellectual or mental conditions. The special needs population for the elderly 62 and older with an estimated population of 5,455 and it is estimated that approximately 2,443 elderly and frail elderly or 44.8% have a special need or disability. In the elder and frail elderly special needs group 34.5% are experiencing ambulatory difficulties and 20.1% have independent living difficulties. This of course is the normal cycle of life as one begins to age. The special needs populations in the city are often those with little income as noted most elderly and frail elderly are on a fixed income.

The largest populations of those with special needs are young adults between the ages of 18 years – 64 years. An estimated total population of 26,514 in age bracket with 3,530 having some physical, intellectual or mental condition. 2,207 special needs persons (8.3%) have ambulatory (physical) difficulties and 1,662 (6.3%) have cognitive (intellectual) difficulties.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of this population includes affordable housing, housing rehabilitation services, extended transportation services, continuing and recovery care for medical

conditions. These needs were determined through consultation with the city's senior care programs, and from data collected through the city's consultation efforts, and results from public participation.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Within the eligible Metropolitan Statistical Area of Houston-Sugarland and the Woodlands the following ten counties are included (Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto, and Waller). According to the Texas 2019 annual HIV surveillance report and Ryan White Planning Council from the 2020 Houston Area HIV/AIDS Needs Assessment, there are 29,078 people living with HIV/AIDS in the MSA. Almost half are part of the Black/African American racial group about one third are Hispanic/Latino and slightly less than one quarter are White. According to the Texas HIV Surveillance Report for 2019, Harris County had the highest number of cases for HIV infection, AIDS, and people living with HIV.

Discussion:

Persons living with HIV/AIDS face an array of barriers in obtaining and maintaining affordable and stable housing which is important to their general health and well-being. Access to quality health care and affordable medications are just as important. During consultations with the medical service providers and researching special needs the top six service needs for this population includes primary care, case management, oral health care, medication assistance, vision care, and ADAP Enrollment Worker.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities in Texas City remains a need to be addressed. Over the course of the last ten years, the city has been replacing and improving as well as creating new public facilities throughout the neighborhoods within the city. These improvements, along with replacements and creation of the new public facilities have enhanced the quality of life for Texas City residents.

Beginning in 2010, Texas City, in combination with private joint venture funding, built the Sanders/Vincent Community Center located in a low- and moderate-income neighborhood on the city's Eastside. This was followed by the construction of the Carver Park Community Center, also located in a low- and moderate-income neighborhood on the city's Westside.

The City also began replacing outdated and aged playground equipment with CDBG funds in these neighborhoods, along with providing covered bus shelters for the residents in these low-income and moderate-income neighborhoods. More recently, the city completed the last playground site at Goddard Park.

The city needs additional space for recreational activities for young people ages 13-19.

How were these needs determined?

Many of the expanded and improved public facilities needs are determined through the city's Capital Improvement Plan updated annually, and through discussions with other City Departments. The needs of neighborhoods and services in low-income and moderate-income neighborhoods are discussed in public hearings, community discussions groups and other City Departments.

Describe the jurisdiction's need for Public Improvements:

Much of the Southeast portion of Texas City was developed in the 1930's through the 1950's. Although the City has replaced a significant portion of the aged infrastructure, much of the original infrastructure remains, such as old, undersized water pipes, sanitary sewer, and storm sewer lines. Original pavement still exists through some of the older neighborhoods. Much of this infrastructure is now obsolete and in need of replacement.

A significant portion of the older sections of West Texas City were developed in the early 1900's before being annexed into the city. Open storm drainage remains an issue in this area which needs to be addressed. The water and sanitary sewer lines were constructed in those neighborhoods many years ago, but they now need to be addressed again. Although the city has been systematically replacing old infrastructure its eastside, much of it still requires attention.

Also, there are public buildings that need to be made ADA compliant.

How were these needs determined?

The city's public improvement needs were determined through a discussion with other City Departments, City Commissioners, a review of the city's Capital Improvement Plan, citizen comments obtained during citizen meetings and through visual inspection of city neighborhoods.

During extensive discussion of public improvement needs with citizens and stakeholders, flooding and drainage improvements ranked the highest in community concerns. Most public infrastructure projects are identified through the City's Capital Improvement Plan (CIP), which is also, a five-year plan updated annually that prioritizes and identifies funding sources for infrastructure improvements.

Describe the jurisdiction's need for Public Services:

The public service needs of low -and moderate-income individuals and families in Texas City remain critical and have only intensified as result of COVID -19. These needs include:

- Health services, including mental health and substance abuse treatment services
- Youth Development services (mentoring, on-the-job training/internships)
- Emergency housing services (rent, mortgage, and utility assistance)
- Transportation services
- Enhanced public safety services
- Education and job training opportunities for skilled and unskilled workers

How were these needs determined?

Through comments received in the preparation of this 2020-2024 Consolidated Plan, as well as advocacy groups, public service agency representatives in Texas City and Galveston County.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Texas City's key opportunities are primarily derived from its geographic location on the southwestern shore of Galveston Bay, seven miles from Galveston and eleven miles from the Gulf of Mexico, in Galveston County. The City is also situated within one of the strongest regions in the United States, the Houston-Galveston region, expected to continue to experience remarkable growth in the coming decades. The growth in this region is driven by several factors, which include the booming domestic energy sector, an unmatched medical center, and major ports.

Because of its coastal location, Texas City and other parts of Galveston County are ideally positioned in the path of growth emanating from Houston and other major cities in Texas. Inland cities have a tendency to grow in the direction of the nearest coast. The Interstate 45 corridor that connects Houston directly with the Gulf of Mexico is already experiencing intense development and growth, as are the communities adjacent to it. The City's small town ambiance, and stable regional job base, in combination with recreational opportunities associated with the Dike, Texas City is ideally situated for its own rapid growth.

Over the past five years the City of Texas City has seen expansive growth in both, jobs and housing. In an effort to keep pace with the rapid population growth fueled by new commercial developments a favorable employment outlook, and low interest rates, many single family housing units have been built with the past five years. With lower interest rates and an influx of population the residential housing market in many neighborhoods increased in price. This Housing Market Analysis will review the general characteristics of the supply of housing by studying the number of housing units, the cost of housing, and housing conditions. The analysis will consider the existing public housing, assisted housing and housing and services for homeless and non-homeless persons with special needs.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Texas City has a majority of 1-unit detached structures making up 69% of the total housing stock. The second most common housing type is multi-family structures with 5-19 units making up 15% of the housing stock.

The majority of residents in Texas City are homeowners that own a 3 or more bedroom house and this represent 83% of the occupied housing within the city. While the majority of renters occupy a 2 bedroom rental unit, these make up 39% of the housing market. Texas City continues to be a city of predominately homeowners with an increasing need for affordable rental housing.

Depending on where the vacant land is located that is available for development the higher the cost in Texas City. Land that is being developed as commercial and residential use along I-45 is more expensive than land within the existing neighborhoods around the city. Although it is higher in cost than existing housing sites Texas City still has some of the lowest new housing construction costs.

Texas City Real Estate Overview: Data Source Houston Area Real Estate (HAR)

- The number of active real estate listings in the Texas City for Sale is 410.
- The average list price for a home in Texas City is \$136,658.
- The number of active real estate listings in the Texas City for Rent is 28.
- A home in the Texas City has a average square footage of 1,214.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,700	69%
1-unit, attached structure	215	1%
2-4 units	1,035	5%
5-19 units	3,000	15%
20 or more units	1,630	8%
Mobile Home, boat, RV, van, etc	235	1%
Total	19,815	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	55	1%	120	2%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	85	1%	1,910	27%
2 bedrooms	1,580	16%	2,725	39%
3 or more bedrooms	8,410	83%	2,210	32%
Total	10,130	101%	6,965	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are 874 families and individuals residing in federally assisted and public housing units in Texas City. These federally assisted units serve a range of extremely low, very low and low-moderate income households. These existing affordable housing units are federally subsidized through the Section 8 Housing Choice Voucher program, the State low-income housing tax credits and federally assisted Public Housing units. Specifically families, families with children, individuals, the elderly, persons with disabilities and low-income persons reside in the assisted housing.

Currently there are six State low-income housing tax credit communities financed with federal, state, and local sources and / or other entitlement funds. These include affordable housing units that serve a range of incomes extremely low, very-low, low, and moderate-income households. They are Costa Mariposa Apartment Homes (affordable family) 252 units, 1-4 bedrooms; The Retreat Apartment Homes (affordable family) 250 units, 2 & 3 bedrooms, and Mansion's at Moses Lake (affordable seniors and persons with a disability) 249 units, 1 & 2 bedrooms; Colony Park (low-income seniors & disable) 50 units, 1&2 bedrooms; Heritage Square (low-income seniors & disable) 60 units, 1&2 bedrooms; Morning Star (low-income seniors & disable) 60 units, 1&2 bedrooms.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

N/A

Does the availability of housing units meet the needs of the population?

The current availability of low cost, housing does not meet the needs of the population. The Housing Authority of Texas City has 50 Public Housing units restricted for extremely low, very low, and low income families, individuals and the disabled with a waiting list of 628. Two hundred and fifty-two families are at the extremely low income level (99.21%) and two families are at the very low income level (0.79%). 76 households are waiting for three bedroom units (30.16%); 77 households are waiting for two bedroom units (30.56%); 77 households for one bedroom unit (30.56%) and 22 households are waiting for a four bedrooms (8.73%).

The Housing Authority currently has 851 Section 8 Housing Choice Vouchers, and a waiting list of 150 households. Three hundred and eight families are at the extremely low income level while six families are at the very low income level (1.91%). 148 families are waiting on a one bedroom voucher (47.13%); 98 families are waiting for a two bedroom voucher (31.21%); 58 families are waiting on a three bedroom voucher (18.47%); 9 families are waiting on a 4 bedroom voucher (2.87%); and 1 family is waiting on a voucher for five plus bedrooms.

Describe the need for specific types of housing:

The specific type of housing needed within the city is affordable and accessible rental units with 3 bedrooms. Next to consider are affordable and accessible 1 bedroom attached units for small families, elderly and those persons with a disability and opportunities for homeownership for renters of 2 bedrooms with children.

As discussed in this plan regarding various population groups that are currently not being served well by the current market, the following summarizes more specific types of housing needed.

- More affordable housing is needed for elderly households because they are often on a fixed income and they are living longer alone.
- There is need for accessible housing for the elderly and persons with disabilities.
- Permanent affordable supportive housing for a variety of persons with special needs.
- More affordable multifamily apartment units 2, 3 and 4 bedrooms.

Discussion

Some structures within the city continue to age which means more housing problems. As children age overcrowding becomes a major problem, the increase in City services means more households are paying more than 50% of their monthly income on housing related cost. Although, seniors' are aging and living longer their income does not reflect the additional cost needed to support them.

Affordable and accessible are key components to the housing market as well as, one, two and three bedroom housing. The high number of applicants waiting on some type of assisted housing is an indication that there is not enough affordable housing or accessible housing to meet the needs of the low and low-moderate income population.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Rental Market:

The price of rent has increased over the past ten years by 43 percent. This is explained in part by how the city's ratio of occupied rental units have a severe cost burden with 1,915 (68%) of renter households paying over 50% of their income for rent. Even when considering special rates, such as FMR, the average household would be cost-burdened in the rental market with affordability gaps ranging from \$258 to \$645 depending on the size of the unit.

Home Purchase Market

Many of the housing problems revealed in the Housing Needs Analysis, such as cost-burden and overcrowding are directly related to the cost of housing. As such, if housing costs are high relative to the city's median household income this may result in a high rate of housing problems. This section evaluates the affordability of housing in Texas City.

The median home value in 2011 was \$96,600, by (2015) it was \$133,000, an increase of 37.68%. According to Houston Area Realtor (HAR) realtor.com the current median listing price is \$156,000 however, the median closing price is \$133,000. In reviewing the housing market and the cost of housing in Texas City it shows that the older less attractive neighborhoods have the least expensive housing for sale. The Housing market trends are based on single-family houses, condos, and townhomes purchased and sold. Texas City has more single family houses than condos or townhomes.

The median home value in 2000 (\$62,800) increased by one half of its value (\$33,800) by 2011 which is a significant amount (54 percent) compared to the median contract rent in 2000 of (\$440) with an increase of less than half of its original contract amount (\$191) by 2011, representing a contract rent increase of 43 percent.

The average household cannot afford to purchase a single-family home without being cost-burdened. Approximately 2,835 households are severely cost burdened: 1,915 (68%) renter households pay over 50% of their income for rent and 920 (32%) homeowners pay half or more of their income for housing cost. The housing cost burden relative to household income is a significant issue. Among households that list at least one housing problem, across all income categories, 56% pay more than half of their income to rent and mortgage.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	90,000	105,000	17%
Median Contract Rent	566	729	29%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,235	17.7%
\$500-999	4,600	66.1%
\$1,000-1,499	1,040	14.9%
\$1,500-1,999	100	1.4%
\$2,000 or more	0	0.0%
Total	6,975	100.2%

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	470	No Data
50% HAMFI	2,375	1,910
80% HAMFI	5,710	4,005
100% HAMFI	No Data	5,100
Total	8,555	11,015

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	510	524	656	912	1,077
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments: 2020 HUD published FMRs.

Is there sufficient housing for households at all income levels?

Based on prior discussions in this plan about various population groups that are marginally or not well served by the current housing market in Texas City and the data analyzed in the Housing Market analysis, the current housing market does not provide sufficient:

Affordable housing options – especially low-cost rental units: From the housing needs summary tables 83% or 1,345 renter households earning 0-30% of the AMI has a housing cost burden greater than 50% of their income, and 49% of or 100 households that rent earning >30%-50% of AMI has substandard housing. There is a general need for affordable rental options for households earning 30% HAMF where only 475 units are affordable to the household earnings

Small multi-family units for affordable rental: Of the total household count at 16,628 four thousand three hundred and fifty seven (4,357) are single person households or 26.2%. While the city experienced an increase in housing units, there was a notable decrease in small 1 unit attached structures. Small multi-family structures are considered to be ideal affordable rental communities.

Affordable Homes for Purchase: There are more owner occupied households in Texas City than renter households. The purchase of a home can bring stability and economic growth for low- and moderate-income families, however, the quality of the lower purchase price housing stock can be poor. Even, with the first-time homebuyers program there is not a sufficient amount of quality housing for sale at an affordable price for low- and moderate-income families that are not riddled with costly repairs.

How is affordability of housing likely to change considering changes to home values and/or rents?

Home values and rents continue to rise in Texas City, with the current movement of the housing market the city is building and expanding in the areas where home and rent prices will demand a higher cost. Master planned communities off of I-45 consist of houses, townhomes and luxury apartments but will not be affordable to most of the population within the city.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Texas City is not a HOME Participating Jurisdiction (PJ) with applicable High/Low HOME rents for comparison, however, the 2020 HUD published Fair Market Rents (FMR) for Texas City indicates that zero to three bedroom units, which represent the most critical shortage of units for households earning from 0 to <30 to="" 80="" percent="" of="" ami="" are="" well="" above="" the="" current="" rental="" rates="" in="" texas="" city="" terms="" affordability="" p="">

Discussion

Home values have recently risen sharply across the state and within Texas City, yet these values continue to be substantially lower than the national average. According to DataUSA's most recent statistical analysis for Texas City, the median home value was 48.4% less than the U.S. average. While homeownership represents most household types in Texas City, this is also a lagging indicator when compared to the national average homeownership rate of 63.9%. This data also reflects that 53% of households in Texas City earn between <\$10,000 and \$50,000 annually. Given the increased home values and the large percentage of households with lower incomes, homeownership will continue to be a major challenge. The same challenges crosses over to rental housing opportunities as well due to the increased home values which tend to further broaden the affordability gap.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

According to 2019 ACS Data, 41.2% of the housing stock in Texas City was built before 1970 and another 37.5% was built between 1970 and 2000. Only 24.3% of the housing is less than 30 years old. The age of the housing stock is an indication of the need for some level of rehabilitation from minor repairs to substantial rehabilitation to address the deterioration of the city’s housing stock.

Definitions

If the structure is less than 33% deteriorated and major components need replacing such as: electrical, plumbing, roof, walls, and foundation, and the cost of rehabilitation will not exceed the property's value then rehabilitation is strongly considered.

If the structure is more than 50% deteriorated and major components need replacing and the cost of rehabilitation will exceed the property value then the structure is considered substandard and condemnable. There are other factors to consider so doing a feasibility study can be advantageous especially if the obvious is not seen; how old the structure is, how long has it been vacant, has the weather compromised the structure in any way.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,965	19%	3,605	52%
With two selected Conditions	60	1%	215	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,110	80%	3,145	45%
Total	10,135	100%	6,965	100%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,820	18%	1,635	23%
1980-1999	1,785	18%	1,870	27%
1950-1979	5,955	59%	2,845	41%
Before 1950	575	6%	615	9%
Total	10,135	101%	6,965	100%

Table 34 – Year Unit Built

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,530	64%	3,460	50%
Housing Units build before 1980 with children present	1,390	14%	495	7%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Based on the current housing conditions rehabilitation of owner and rental housing is not as urgent as it was five years ago. Not only have the Galveston County Disaster Housing Assistance Program continued to build owner-occupied housing, the program also included new construction for landlord’s rental property.

Most of the owner rehabilitation needs are those of the elderly and frail whose homes lack the necessary maintenance, some due to being on a fixed income. Others refuse to allow their current home (regardless of the condition) to be demolished in preparation for a new home.

Rental rehabilitation needs are far more reaching than owner needs. The majority of rental property in Texas City is owned by landlords (as shown on the Galveston County Appraisals District web-site) that live out of town or out of the state. Owners who basically collect rent but, do not re-invest in their property. These are the old structures with several housing problems that a landlord would rent cheap to a very low or low-income family.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The age of the housing stock is used to estimate the number of homes with possible lead based paint hazard. Lead Based Paint was prohibited on residential structures after 1978. As an estimate, units built before 1980 are used as a baseline for units that contain lead-based paint. It is estimated that 68% of the housing stock that is owner-occupied was built before 1980 and it is estimated that 7% of the units had children present. 53% of the rental units was built before 1980 and 10% of the rental units had children present.

Since most extremely low, very-low and low-income households are mostly renters it is estimated that at least 53% of the housing units are occupied by low or moderate income families that potentially contain a lead-based paint hazard with only 10% of the units having children present.

Discussion

There is a significant need for housing rehabilitation assistance for the residents of Texas City, especially its low- and moderate-income (LMI) residents. LMI homeowners have the heaviest burden due to lack of insurance or being underinsured making them unable to renovate after damage due to incidental flooding, faulty plumbing, faulty electrical wiring, and deteriorated roofs and siding, as well as overall damage from a natural disaster. Rehabilitation should play an important role in the provision of affordable housing.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			74	422			0	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are 50 scattered site duplexes in the jurisdiction according to TCHA. The units are in fairly good condition, just needing exterior repairs.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are 25 units that need to have the facia and soffits replaced.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There will be no more public housing once the units are converted to project based Section 8 units.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

A variety of services and housing facilities are offered to homeless individuals by nonprofit and for profit organizations in Texas City. Housing facilities include transitional housing, permanent supportive housing options and safe havens. Homeless support services include employment assistance, substance abuse recovery mental health and veteran services. Public assistance benefits, child care and referral services provide a coordinated effort to service the homeless.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The mainstream services include the: 4C's Clinic- In Texas City Galveston County Health District - provides assistance with medications, food, clothing, transportation and enrolls homeless persons in the County's indigent health care program. The Salvation Army - In Texas City provides "Homeless Prevention & Rapid Rehousing" assistance through case management, with rent, utility assistance and food. The Children's Center, INC. - provides permanent and supportive housing is located In Texas City. The Gulf Coast Center - In Texas City provides permanent housing for disabled adults.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following programs and agencies meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

- GULF COAST HOMELESS COALITION - in Texas City is a collaborative group of over 40 individuals and professional entities committed to servicing the homeless population. Their efforts are directed at combining the most appropriate housing with those social and rehabilitative services which will facilitate individuals effectively moving from debilitating dependence to healthy independence.
- HRA VILLAGE: In Texas City Provides a safe, financially stable living environment to persons with disabilities.
- TEXAS CITY DAY NURSEY (TCDN): Provides day care for children 0-12 years for low-income families, in a safe, caring and nurturing environment.
- THE SALVATION ARMY – In Texas City Provides assistance through case management, with rent and utility assistance, food, clothing.
- THE JESSE TREE– In Texas City Offers comprehensive services to very low and low-income persons, including the homeless. Services include rent and utility assistance, food, prescriptions and medical supplies.
- MAINLAND UNITED WAY – In Texas City Provides community social service agencies with funds.
- CATHOLIC CHARITIES – In Texas City Provides rent and utility assistance, deposits for rent/utilities, food, clothing, household furnishing, as well as case management.
- ST. VINCENT DEPAUL – In Texas City Provides food, clothing and household furnishings.
- GLEANING OF THE HARVEST FOOD BANK – In Texas City Provides food.
- THE TEXAS CITY HOUSING AUTHORITY (TCHA)– Provides rental assistance, and housing inspections through the Section 8 Housing Choice Voucher and Public Housing Programs.

- Department of Veterans Affairs (VA Clinic)- In Texas City Provides primary health care, mental health care, homeless Veteran services, services for Veteran family members and spouses.
- Mainland Children's Partnership- In Texas City Provide at-risk children and their families the best possible opportunity to break the cycle of poverty by fostering collaboration in the community and between service providers.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Texas City does not have any special needs facilities, emergency housing or transitional housing facilities, however, there are an abundance of facility, housing, and supportive housing resources.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail Elderly:

The growing elderly population in Texas City is increasing the demand for housing and supportive housing services for this population. Although there are several low-income and low-income housing tax credit units for seniors some are still not affordable for the low and moderate-income residents. The housing and supportive housing needs for seniors include smaller units that are made for persons with walking or climbing difficulties. In addition many seniors owning their home have difficulty maintaining it. This reinforces the need for home repair programs for elderly persons.

Persons with Disabilities:

Persons with physical, mental and developmental disabilities often require special housing services that accommodate their unique conditions. Some may need slight physical modifications to their living environment other persons with disabilities who are in need of supportive housing could include those with intellectual or physical disabilities that limit their everyday activities and some may need supportive housing that include housing with public services such as employment, transportation, or medical services.

Persons with Alcohol or Other Drug Addictions:

Persons affected with alcohol or other substance abuse addictions may need supportive services tied to permanent housing activities. Many may need supportive services compared to others with disabilities, including counseling, treatment, and an accountability sponsor.

Victims of Domestic Violence:

The housing needs of victims fleeing domestic violence can range from shelter, transitional, and long term housing. Supportive services may include medical, financial employment, counseling and child care services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Many of the programs that provide services and facilities that meet the needs of homeless persons, individuals and families, families with children, veterans and their families, and unaccompanied youth are the providers for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. The Gulf Coast Homeless Coalition in Texas City coordinates housing and services for this population.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will continue to address the needs of the homeless and persons who are not homeless by providing information, referrals to agencies and programs that can service their needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue to provide referrals to supportive housing services and housing services that address the needs of various special needs population who are not homeless.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Texas City has zoning regulations and districts for the following purposes (not all inclusive):

- To promote the health and safety standards, and the general welfare of the city
- To ensure safe, orderly, and efficient development expansions
- To avoid the undue concentration of populations
- To lessen congestion on city streets and roadways
- To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and recreation

The most serious barriers to the production and preservation of affordable housing include:

Market Conditions: Being the timeframe in which market conditions are more favorable for those selling a certain commodity. Data provided in the current Neighborhood Scout Real estate and Housing Market Trends report shows that the median home value in Texas City in is \$140,938 with single family homes comprising 70.6% of the housing stock. Recently, the demand for this housing stock has significantly increased, making it more difficult for buyers to purchase available homes. With property appreciation and escalating prices, the supply is lower and less affordable or simply unavailable.

Additionally, the cost of new housing production becomes more expensive. For example, the cost of lumber has increased significantly since the COVID-19 pandemic. These same cost factors are also impacting the ability to address the city's current vacant housing stock (12.4%). These recent changes in the market conditions along with insufficient financial resources available have impacted the availability of affordable housing.

Regulations: Municipal, State and Federal regulations may, in some instances, increase the cost of or time to develop affordable housing. For example, HUD has environmental requirements for where affordable housing can be developed and understanding the need to protect future affordable housing residents and existing neighborhoods is important. However, these are additional requirements that affordable housing developers must comply with that the private market does not.

The City has reviewed its public policies to determine their impact on affordable housing. It has concluded that there are no policies that contribute to a concentration of racial / ethnic minority groups. The building codes are adopted from the International Building Code (IBC) of 2015. These codes set minimum standards for code and compliance in the city. They are in place to enforce

acceptable building standards for affordable housing units but do not impede the development of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The Texas City economic base has emerged within the last 125 years to become a major economic generator. Boasting one of the largest ports in the country, it is a gateway to worldwide trade and a major hub for world energy supplies. The port has been in operation for more than 100 years, but just a century ago, it was primarily undeveloped farmland. It was not until 1891 that a team of businessmen from Minnesota decided to invest in the town, purchasing nearly 10,000 acres of land for the purpose of developing a port.¹ The region's natural harbor and access to railroad portals to the north and west provided a perfect location for a shipping port and refining center. The Texas City Improvement Company, a corporation that eventually became an industry that would ultimately create the Texas City Transportation Company and later Texas City Terminal Company, established itself in the area and is largely responsible for the Texas City seen today. The Texas City Improvement Company was established by investors to develop the City, including gaining federal permission to dredge a channel from Shoal Point to Bolivar Roads (the channel that connects Galveston Bay to the Gulf of Mexico). The Texas City Improvement District also built a dock with a railway trestle and laid 4.5 miles of track from the Texas City Port that ran southwest to connect with Galveston and Houston. The port offered free use of its wharves and no switching fees for use of the Texas City tracks in order to compete with the Port of Galveston and draw industry to the City. Dredging the channel allowed the port to begin receiving ocean-going vessels, which directly impacted the City's growth potential and economic influence—both locally and across the region. The port went from shipping 36,000 tons in 1904 to nearly 180,000 tons in 1909.

Development of Moses Lake and construction of the Texas City Dike, along with a variety of community and educational improvements, including establishment of a junior college district, further secured the City's future. College of the Mainland opened its doors in 1967. Major refineries and petrochemical industries formed an economic base for the port City. Residential development continued throughout the period as expansion of facilities occurred causing employment to be plentiful.

With a protected and nearly land-locked harbor, the Texas City Port continued to expand its facilities and its businesses. Today the Port of Texas City is the eighth largest port in the United States and the third largest port in Texas. Over 78 million tons of material moves through the port annually, creating an epicenter of industry and commerce that requires a massive labor force to operate and maintain. The community's expansion has been to the west, with ten major refining and petrochemical companies forming the economic base of the seaport—some of which include BP, Marathon-Ashland Petroleum, Valero Refining, Sterling Chemical, Dow Chemicals and International Specialty Products.

Texas City's rich history, wealth of amenities and strong economic foundation ideally position the City for a vibrant future. There are a number of catalytic forces that are primed to propel the City's future growth and success; these include: a diversified economic base, strong education system (both primary and secondary institutions), full-service medical care, and access to all forms of transportation. All of

these factors contribute to Texas City's potential to become a livable center where residents have the opportunity to work, live and play with a high quality of life.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	272	85	2	1	-1
Arts, Entertainment, Accommodations	2,849	1,672	18	12	-6
Construction	1,591	1,450	10	10	0
Education and Health Care Services	2,637	2,337	17	16	-1
Finance, Insurance, and Real Estate	1,141	784	7	5	-2
Information	162	83	1	1	0
Manufacturing	1,401	3,970	9	28	19
Other Services	520	410	3	3	0
Professional, Scientific, Management Services	1,158	543	7	4	-3
Public Administration	0	0	0	0	0
Retail Trade	2,334	2,046	15	14	-1
Transportation and Warehousing	728	309	5	2	-3
Wholesale Trade	660	693	4	5	1
Total	15,453	14,382	--	--	--

Table 40 - Business Activity

Data 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	21,130
Civilian Employed Population 16 years and over	19,325
Unemployment Rate	8.61
Unemployment Rate for Ages 16-24	22.25
Unemployment Rate for Ages 25-65	5.28

Table 41 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	2,830
Farming, fisheries and forestry occupations	825
Service	2,935
Sales and office	4,705
Construction, extraction, maintenance and repair	1,985
Production, transportation and material moving	925

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,435	67%
30-59 Minutes	4,715	25%
60 or More Minutes	1,405	8%
Total	18,555	100%

Table 43 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,455	270	1,940

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,735	545	2,435
Some college or Associate's degree	6,230	330	2,450
Bachelor's degree or higher	2,355	155	655

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	85	290	250	905	690
9th to 12th grade, no diploma	685	665	885	1,670	790
High school graduate, GED, or alternative	1,475	1,905	1,830	4,035	2,570
Some college, no degree	1,460	1,875	1,605	3,470	1,760
Associate's degree	160	495	595	970	570
Bachelor's degree	230	620	580	1,255	615
Graduate or professional degree	0	65	270	370	250

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Business Activity table shows the top four business sectors with most jobs are:

- Education and Health Care Services
- Arts, Entertainment, Accommodation
- Retail Trade
- Manufacturing

The table shows the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor force for that sector, meaning more workers than jobs are available - a positive number reflects an under supply of a labor force, meaning there are more jobs than workers.

Of the four major employment sectors Manufacturing is the only employment sector that has an under supply of labor. While Arts, Entertainment, Accommodations, Education and Health Care Services, and Retail Trade all have an oversupply of labor.

Describe the workforce and infrastructure needs of the business community:

Texas City, on the southwestern shore of Galveston Bay seven miles from Galveston and eleven miles from the Gulf of Mexico in Galveston County, is a deep-water port on the mainland. The current workforce needs in the area are manufacturing and wholesale trade labor.

As Texas City expands in population, residential and commercial developments, the need is there to create and retain an educated workforce to benefit the business community. Transportation services from Texas City to Houston to Galveston are being addressed to easily move people to and from work at a reasonable cost, and a major on-going, resource need for businesses and residential use is the supply of water, utilities, sewer drainage, streets, sidewalks and lighting.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

It is expected in 2023 the Gulf Coast Ammonia project to be finalized and operational. This will add approximately 40 FTE's to our petrochemical complex. A continued partnership will occur between the Texas City Economic Development Corporation and small businesses that attempt to open in our 6th Street business district. The TCEDC has participated in grants, buildouts, reduced rent, and building upgrades to foster growth of local small businesses. Previously several business owners have worked with the Galveston County SBDC in League City on items such as business plans, marketing, and financing. Further growth and job creation is anticipated along our 6th Street business district. Due to this fact, business support in the form of micro grants would be beneficial to provide support to newly created small businesses. Business support is needed in an improved and accessible manner. Currently the SBDC provides excellent services for Galveston County small business owners, but the accessibility is an issue. The proximity to the office is not easily accessed by our local business owners. Therefore if

City staff has the capacity to provide similar resources and educational materials to our Texas City business owners' it would be beneficial to all parties involved.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The result of the Job/Worker comparison in the Business Activity table identify an opportunity that targets residents' education to the well-paying industries such as Manufacturing, Construction and Education & Health Services. Based on the Educational Attainment Chart by Age the majority of the workers between 25 and 65 years of age have degrees or formal years of education. For the companies that are in need of specialized labor, such as manufacturing the local community college and local universities have program/curriculum in place to address the skill.

The majority of the current workforce is between 45-65 years old, who graduated from high school, GED, or alternative method and some attending college, but no degree. There is a large percentage of the workforce who are 65 years and older.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Texas City has adequate job training opportunities between the Texas City ISD Industrial Trades Center & COM's P Tech program.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes we participate in the HGAC CEDS. The action plan can be found on page 23 and we are participating in the following:

Item 5) Support workforce development that aligns with high growth areas

-In 2019 the TCEDC provided funding to the College of the Mainland for a scholarship program that guarantees Texas City residents free tuition if they are not able to secure funding or grants to attend.

-In 2020 the TCEDC provided \$8 million for the development of the Texas City Fire Training Facility. This new training facility will not only be utilized by local fire departments, but will allow the TEEX fire training program a new remote facility in the Gulf Coast to teach their courses in fire suppression.

Item 2) Support efforts to obtain federal, state, and regional funding to upgrade and maintain aging infrastructure.

-We have made a concerted effort to upgrade the pump station at Moses Lake, and will be installing lines to pump water directly into Galveston Bay- so during a flood event, the flood gate will be closed and we can provide much needed relief to Moses Lake.

-The TCEDC further supported the County's bond project on Texas Ave by passing a lighting project that will extend from 6th Street to 14th Street. This is an underserved area, and currently the lighting is inadequate.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As demonstrated in the Needs Assessment tables, housing with one or more problems are not limited only to certain areas within the city, rather, they are spread through most parts of the city. Based on the most recent CHAS and ACS data (2013-2017), 64.5% of the LMI households in the city has one or more of four severe housing problems, with renters more affected than homeowners. These problems are most prevalent among 0-30% of AMI households who also experience multiple housing problems. The analysis also demonstrates that extremely low-income households are spending more than 50% of their income on housing cost are acutely more vulnerable to renting a home with severe, multiple housing problems. All of Census Tract 7222 (81.4% LMI) and block groups 1-3 of Census Tract 7227 (75.4% LMI) include areas with the highest percentages of LMI and minority residents. The neighborhoods where a high concentration of houses with multiple problems exist are in the southeast portion of the city.

The definition of an area of concentration is an area where the percentage of households are impacted with housing problems at a rate which is 20 percent higher than the city as a whole.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Low-income and minority families are located almost exclusively in the southeast portion of the city, although Texas City is a uniquely diverse city with many areas populated with a racial/minority mix consistent with the overall demographics of the entire city. However, Census Tract 7227 has a very high racial concentration of Black/African Americans of 92.2%. The area which comprises this Tract was annexed by Texas City many years ago and was the original 1867 Settlement where the first Black Cowboys of Texas was given the right to land ownership. The families of the first settlers and the current generation still reside in this historic area.

Events in the past have affected minority populations in Texas City. Following major disasters, many minority households were permanently relocated from areas of concentration to all areas of the city. This migration began to be much more relevant and statistically impactful after 2009 when several very significant hurricanes became more frequent and resulting in relocations spurred by mitigation efforts and the corresponding availability of federal funding which could be used for that purpose.

The definition of an area where racial or ethnic minorities or low-income families are concentrated is an area where minority either of those demographics are more than two times the representation in the city overall.

What are the characteristics of the market in these areas/neighborhoods?

Although this area of the city has a high minority concentration and a low-moderate income percentage of 92.2%, the area continues to exhibit viable characteristics as the market is comparable to the rest of the city. A key example of this fact is the affordability of housing for first-time homebuyers as the median home value for the area is well above the pricing of available homes. The same conditions are present for renters with reasonable median rents, high renter occupancy given the age of housing stock.

Are there any community assets in these areas/neighborhoods?

Texas City has a long history of neighborhood improvements ensuring an equivalency exists between all areas of the city with regards to parks and outdoor facilities. Between 2010 and 2011, the City constructed two neighborhood community centers in low-moderate income areas. These multi-million-dollar facilities located in Sanders/Vincent and Carver Parks, have served as a catalyst to revitalize, and reinvigorate two older and poorer neighborhoods where high concentrations of low-income and minority families reside. Each center has the latest technology computer labs with broadband access, two large meeting rooms, full sized gymnasium/basketball courts, and a water park. Periodically, CDBG funds are used to upgrade the playground equipment in these centers, including adding learning components for the younger children. The most recent upgrade included adding federally accepted ADA approved playground equipment.

The second completed center is in a neighborhood where there is also a historic museum, the 1867 Settlement Bell House. This historic museum provides a great learning experience on Black history, as well as the storied history of the city. Both areas where the community centers are located have received further enhancements with bus shelters constructed and routes added to improve transportation to and from these areas.

Are there other strategic opportunities in any of these areas?

Transportation is a strategic opportunity for these areas as employment options continue to become available within and nearby to Texas City. Improved transportation linkages allowing for better connectivity of minority and low-income residents to higher paying jobs is planned for the area. The long-term goal of the city is to develop an attainable and fiscally responsible plan that promotes pedestrian accessibility and increases access to mass transit. Investments in the existing housing stock though housing preservation presents an opportunity in the current housing and home financing climate where interest remains low and home values are increasing.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City has included HUD's broadband rules into the consolidated planning process in the following ways:

Particularly considering recent events surrounding the pandemic, access to computers with high-speed internet have become more and more important and necessary to most citizens. It has become integral to how people receive information, conduct business, and maintain interactions with nearly every aspect of their lives. Therefore, digital inequities can have significant and negative impacts on households without access. Statistics have shown that a wide disparity exists between lower and higher income households with regards to the digital divide. Further evidence has demonstrated that this inequality also is affected by race, ethnicity, and educational attainment. From an economic/redevelopment standpoint, the lack of access in low-income areas can limit the ability for residents to work from home, open and operate home-based enterprises, and expand access to on-line health care and information.

The American Community Survey (ACS) began asking questions of citizens to gauge their access to computers and the internet in 2013. The question was the first attempt by the federal government to assess the number of households having access to the internet and helped identify areas where broadband/internet networks were operating on a nationwide basis. This data could help determine locations where both federal and local partners might invest resources to bridge digital divides, especially those which match up with low-income areas. The State of Texas participates in "Connected Nation" through a statewide initiative by the Texas Rural Funders to support all Texans in leveraging broadband. The Governor's Broadband Development Council released its first report on the status of broadband across the State of Texas in November 2020. Statistical data and mapping is presently available at the county level.

According to State of Texas/Connect Nation data estimates between 2016-2019, the number of households in Galveston County having broadband access increased by nearly 15%. As of the end of this four-year period in 2019, over 92% of all Galveston County households had a broadband internet subscription and 95% of households had one or more computers. The estimates also indicate that the percentage of households without an internet subscription fell by more than 47%. An additional 15,235 households without broadband were able to obtain access in that same four-year span of time.

Most recently, the Federal Communication Commission's (FCC) Broadband Deployment data from 2020 showed that at 98%, broadband coverage in Texas City is comparable to the rest of Texas – 91% and comparable to broadband coverage across the U.S. – 90%. The vast majority of Texas City has access to

cable at 96%. DSL internet is also a lower cost option for many, offering service to 93% of the city. Fiber-optic continues to be less available at only 8.34%.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Households of Texas City have access to six “fixed residential broadband internet” providers and types of technology including fiber, cable, satellite, and DSL. Broadband internet access for Texas City is mainly provided through AT&T, Xfinity, ViaSat, Inc. and HughesNet which offers a coverage area including 99-100% of Texas City. Although coverage and service are available for much of the City, many residents are not connected to service either because of the location within the city where they live or for financial reasons. To expand access of residents, providers offer low-cost residential service to qualifying households with plans priced under \$30 per month and as low as \$2.08 per Mbps with speeds up to 10 Mbps for just over \$20 per month. HughesNet offers satellite internet connections in areas of Texas City where other internet types may not be available, however, prices are somewhat higher per month. Other providers, including Frontier and Earthlink offer similar discounted monthly access charges and low- and moderate-income households can apply and must provide proof of need to qualify.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Texas City is extremely vulnerable to natural hazards associated with climate change including hurricanes, tornadoes, floods, severe thunderstorms, and other events causing significant damages and injuries, including loss of life, economic losses, and significant commercial and private property damage. The city has a long history with such risks including hazards from technological and human-related sources as well. All these events can and have resulted in serious negative impacts on the city long after the immediate recovery efforts have concluded.

Based on the City's geographic location and with its eastern border being the bay, the city is expected to face continued threats resulting from changes in the climate and increased weather factors. However, there are other factors that will increase the City's vulnerabilities as well, including land use, existing infrastructure, ongoing mitigation efforts, and socioeconomic capacity to address potential threats are some of multiple characteristics which will either confirm the positive aspects of the City's risk planning efforts or reveal new and greater challenges from natural disasters and other impactful risks.

Presently, the City of Texas City faces these known challenges:

The City's Emergency Management Department coordinates with Galveston County Office of Emergency Management in the event of natural disasters and other emergencies. The Mayor determines the necessity of opening the Emergency Operations Center (EOC) where all critical stakeholders meet to manage the incident to ensure public safety. The City employs an Emergency Siren System to notify all possible dangers which may include incidents such as a chemical spill, accidental chemical release, or any emergency that might impact city residents. The City's website contains multiple links to resources provided by State, county and local agencies (Police, Fire, EMS, Public Works and Health Departments), the Salvation Army and Greater Houston American Red Cross.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The impacts across much, if not the entirety, of the city from past weather events has proven that the areas where low- and moderate-income households are most heavily concentrated often suffer disproportionately and are more vulnerable than other areas. Areas with concentrations of poverty and people of color are more susceptible to the impacts of climate change. Risks from both heat related impacts, including injuries and health risks are increased in these areas. These areas are more likely to be prone to increased flooding and drainage challenges as well. Other contributing factors include the age and condition of the housing units make many homes and businesses structurally challenged during high winds.

Disruptions resulting from natural disasters such as flooding, the most vulnerable residents are those who are hourly wage earners, low- and moderate-income households, who may be out of work following a severe weather event. Transportation challenges negatively impact the poor elderly residents in need of medical treatment or access to health care facilities. Businesses operated to serve neighborhood needs are most impacted due to closures and cash flow shortages resulting from a natural hazard. Resources to quickly rebuild or respond to damages caused by a natural hazard are often scarce in the low- and moderate-income areas and the time necessary for local home repair services increase due to shortages of materials and labor.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan goals below represent high priority needs for the city of Texas City and serve as the basis for the strategic actions the city will use to meet these needs. The goals, listed in no particular order are:

1. Assist in the creation and preservation of affordable housing opportunities for low-income households through housing rehabilitation and first time homebuyer programs.
2. Continue to promote fair housing choice.
3. Support activities that strengthen neighborhoods through neighborhood clean up efforts and by removing slum blighted substandard structures with demolition and clearance activities.
4. Support programs that empower youth and prepare them for the workforce which in turn will reduce the poverty rate.
5. Support activities that bolsters economic development in Texas City.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	From I-45 to Bay Street between 1765 and 32nd North.
	Include specific housing and commercial characteristics of this target area.	Because it is inclusive in the city there are extremely low-income households to middle – upper income neighborhoods. There are mom & pop corner store to professional office buildings.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area was selected using data gathered from consultation with other City Departments and was presented to the public during citizen participation meetings.
	Identify the needs in this target area.	Based on the national objectives of the CDBG program, housing rehabilitation and spot basis demolition to prevent slum and blight fall within this target area.
What are the opportunities for improvement in this target area?	The opportunities for improvement of this area include safer, sanitary housing with less housing problems. The removal of dilapidated housing that adds to the slum and blight areas of a neighborhood and an environmentally cleaner neighborhood that may attract private or public investments.	
Are there barriers to improvement in this target area?	Because these areas have major opportunities and market investments, it may become more difficult and/or expensive to introduce new affordable housing to the areas that qualify.	
2	Area Name:	Low and Moderate Income Areas
	Area Type:	Census Tract and Block Groups

Other Target Area Description:	Census Tract and Block Groups
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	<p>CT. 7222.00 BLK(s). Group 2,3,4 – From Bay Street to 13th Street N between 11th St N & 1765;</p> <p>CT. 7223.00 BLK(s). Group 1, 2, 3, 4, 5 –From 14th Street N to 23rd Street between 1765 & 1764;</p> <p>CT. 7227.00 BLK(s). Group 1 – Hwy. 3 to Westward between Woodrow and & 1764</p>
Include specific housing and commercial characteristics of this target area.	The age of the homes in these areas range from 50 years to 25 years old. Older homes of wood frame no driveway or garage to brick homes with concrete driveways and two car garages. The commercial characteristics of this area are industrial large grocery stores, cleaners, banks, corner stores, gas stations, hospitals and nursing homes.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	These target area was selected using data gathered from consultation with other City Departments, consultation with housing agencies, school district, and the housing needs analysis and was presented to the public during citizen participation meetings.
Identify the needs in this target area.	Through the needs assessment of these areas it was determined that housing rehabilitation, home ownership opportunities, prevention and removal of slum and blight, and the inclusion of small business investments would create a lasting change for the areas.
What are the opportunities for improvement in this target area?	The opportunities for improvement of this area include safer, sanitary housing with less housing problems. The removal of dilapidated housing that adds to the slum and blight areas of a neighborhood and an environmentally cleaner neighborhood that may attract private or public investments.
Are there barriers to improvement in this target area?	The barriers would be resources and language.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG funds are distributed throughout the city based on need. Because low income, elderly and disabled homeowners and renters reside throughout the city, housing assistance is available city-wide.

Housing Activities

The focus of Texas City's 2020-2024 Consolidated Plan and 1 year Action Plan are public housing revitalization, housing reconstruction, housing rehabilitation and first time homebuyer's projects which will be community wide activities based on individual income limits which determines eligibility for program assistance.

Slum & Blight Prevention : The Demolition/Clearance Project is an activity determined by the time required to obtain releases from property owners and ensure the environmental review is complete. This is done on a community wide, spot basis, however, the majority of the decayed, deteriorated structures are concentrated in low income areas. The City is also targeting low- to moderate income areas that are close to areas that would benefit from economic development for prevention or removal of slum and blight like the vacant lot behind the 6th St. Food Truck Park.

Area Benefit Activities : According to CDBG regulations, an area benefit activity is one that benefits all residents in a particular area, where at least 51% (percent) of the residents are low-moderate income persons (LMI).

Neighborhood Cleanup is an activity that is restricted to low-moderate income areas. This will allow for the complete clean up of needed areas.

The targeted areas will help direct funds and activities to certain areas where there are multiple needs within that area. Funding for minor rehabilitation and first time homebuyer programs will be geographically targeted city wide.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Preserve Housing Stock
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City Wide
	Associated Goals	Remove Slum & Blight Improve Condition of Housing Stock
	Description	Housing rehabilitation, housing reconstruction, Public Housing modernization.
	Basis for Relative Priority	As mentioned, Texas City is a relatively old city with older housing stock that has not always been maintained. This need has high priority because the City intends to ensure that as many of its residents as possible have decent, safe, and sanitary housing.
2	Priority Need Name	Improve Public Infrastructure & Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	Improve Access to Public Facilities Expand Public Facilities Improve Facades Improve Presentation of Low- to Mod-Areas
	Description	Make public facilities ADA compliant.
	Basis for Relative Priority	It is necessary that citizens with physical disabilities are able to access public services.
3	Priority Need Name	Provide Public Space for Youth
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Census Tract and Block Groups
	Associated Goals	
	Description	Expand recreation centers to include areas for youth aged 13-19.

	Basis for Relative Priority	It is important to provide a space for youth during their teenage years to prevent them from being at-risk and headed for poverty as adults.
4	Priority Need Name	Make Affordable Housing Accessible
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City Wide
	Associated Goals	Modernize/Repair Public Housing Buildings Provide Housing Assistance Housing Reconstruction
	Description	With the First Time Homebuyer's Program low- to moderate- income citizens will have a better chance of securing decent, safe, and sanitary housing.
	Basis for Relative Priority	As shown in the Needs Analysis, Texas City needs affordable housing to be more accessible to its residents.
	5	Priority Need Name
Priority Level		High
Population		Low Moderate
Geographic Areas Affected		City Wide
Associated Goals		Improve Facades
Description		An investment in growing the economy and enhancing the prosperity and quality of life for all residents.

	Basis for Relative Priority	These activities are key to attracting businesses to Texas City and therefore creating more jobs that can benefit low- to moderate-income residents.
6	Priority Need Name	Provide Employment & Career Development for Youth
	Priority Level	High
	Population	Low Moderate Families with Children
	Geographic Areas Affected	City Wide
	Associated Goals	Provide Supportive Services & Employment for Youth
	Description	Creating and providing employment opportunities and career development for residents of Texas City aged 13-19.
	Basis for Relative Priority	Providing career development and employment opportunities to young people helps to pre-empt poverty.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>Based on 2019 American Community Survey (ACS) data, renters comprise 45% of city’s total population and 66.5% of renter households paying over 50% of their income for rent. The housing cost burden, relative to household income, is a significant issue in Texas City. The housing vacancy rate is approximately 12.1%. There is a lack of available rental units which are both affordable and in compliance with local code standards.</p> <p>The Texas City Housing Authority’s waiting list for both public housing and its housing voucher program are closed. The City does not receive either HOME funds or Emergency Solutions Grant (ESG) Funds both of which are critical financial resources to address long term rental needs.</p>
TBRA for Non-Homeless Special Needs	<p>Special Needs: Persons with: Persons with special needs as defined by HUD include persons with disabilities, persons with HIV/AIDS, elderly persons, frail elderly persons, persons with alcohol and/ or drug addictions, victims of domestic violence and public housing residents.</p> <p>Special needs populations have the lowest employment rate and the lowest incomes according to the ACS. The availability of rental assistance for individuals with special needs is also limited in Texas City.</p> <p>The Texas City Housing Authority’s waiting list for both public housing and its housing voucher program are closed. The city does not receive an allocation of HOME funds which can be used for TBRA.</p>
New Unit Production	<p>According to 2019 ACS Data, 1346 new housing units have been built in Texas City since 2010, but there remains a continued need for the construction of affordable housing. While the lack of available sites and cost of infrastructure improvements will hinder this effort, there is some opportunity to address this issue through clearance and demolition of existing structures within the city with CDBG funds. Unfortunately, as mentioned above, the city does not receive HOME funding, which is a funding source that could impact the production of both new rental and homeowner units.</p>
Rehabilitation	<p>According to 2019 ACS Data, 41.2% of the housing stock in Texas City was built before 1970 and another 37.5% was built between 1970 and 2000. Only 24.3% of the housing is less than 30 years old. The age of the housing stock is an indication of the need for some level of rehabilitation from minor repairs to substantial rehabilitation to address the deterioration of the city’s housing stock.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	The growth that Texas City has experienced necessitates the preservation of the existing housing stock. Additionally, the strategic acquisition of vacant lots that have been abandoned along with the demolition and clearance of existing units would provide the potential for neighborhoods within the city to stabilize.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Texas City's PY 2020 Action Plan covers the period from October 1, 2020 to September 30, 2021. The city's total entitlement amount is \$424,785. While HUD's allocation is critical, it is not sufficient to overcome the barriers and address the community needs that low income individuals and families face in attaining self-sufficiency. The City will continue to use the entitlement funds to provide and support services to the populations in need. The City uses public/private resources to attract investment to enhance the living conditions in its growing city. Community Development Block Grant Funds are the only resources that the city will receive to service low-income families and low income areas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	424,785	0	114,343	539,128	1,699,140	Funds will be used to fund eligible activities and meet National Objectives. Funds to be reprogrammed from 2018 and 2019.

Table 50 - Anticipated Resources

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's Community Development Department does not expect any additional funds.

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

The City owns the buildings that will receive a facade upgrade to increase economic development in the area. The Texas City Housing Authority owns the Public Housing units that will have external repairs.

Discussion

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

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
TEXAS CITY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Texas City Housing Authority	PHA	Homelessness Planning Public Housing Rental	Jurisdiction
Sanitation Department of Texas City	Departments and agencies	Planning neighborhood improvements public services	Jurisdiction
Texas City Public Works Department	Departments and agencies	Planning neighborhood improvements public facilities public services	Jurisdiction
Texas City Independent School District	Public institution	Planning public services	Jurisdiction
City of Texas City, Dept. of Economic Development	Departments and agencies	Economic Development Planning	Jurisdiction
Homeless Network of Texas dba Texas Homeless Network	Non-profit organizations	Homelessness Planning	State

Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

The strength in this current system is the closeness of departments to one another that if there is an issue or concern we can come together quickly for resolution. Another strength is the wealth of knowledge shared amongst this delivery system of the housing stock, neighborhoods, public facilities and public infrastructure.

The gaps are that there is not enough administrative support staff to render the expected and needed services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			X
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

These are some of the services in Texas City that target this special population however, service is minimal. Most of facilities and treatment centers are located in Galveston although Texas City shares in some of costs for their services,

- HRA VILLAGE: Provides a safe, financially stable living environment to persons with disabilities.
- TEXAS CITY DAY NURSEY (TCDN): Provides day care for children 0-12 years for low-income families, in a safe, caring and nurturing environment.
- THE SALVATION ARMY – Provides assistance through case management, with rent and utility assistance, food, clothing.
- THE JESSE TREE – Offers comprehensive services to very low and low-income persons, including the homeless. Services include rent and utility assistance, food, prescriptions and medical supplies.
- MAINLAND UNITED WAY – Provides community social service agencies with funds.
- CATHOLIC CHARITIES – Provides rent and utility assistance, deposits for rent/utilities, food, clothing, household furnishing, as well as case management.
- ST. VINCENT DEPAUL – Provides food, clothing and household furnishings.
- GLEANING OF THE HARVEST FOOD BANK – Provides food.
- THE TEXAS CITY HOUSING AUTHORITY (TCHA) – Provides rental assistance, and housing inspections through the Section 8 Housing Choice Voucher Program and Public Housing Program.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City's Community Development Department and the Texas City Housing Authority are two entities within the city that are a referral service for the various agencies for the special needs population and persons experiencing homelessness. These two agencies are well recognized within the city but the persons needing services are not usually aware of where specifically to go. This is the strength of the delivery system, knowing where to direct the person needing assistance. One of gaps included in this approach is that there are limited personnel on hand to investigate what service is needed. Persons with special needs or persons experiencing homelessness may not be able to communicate what they need.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Texas City will stay in contact with the agencies that service this population to ensure that the structure stays connected. The Department will function as a liaison with community groups, non-profit services providers, public and private organizations and other governmental entities to share information, identify resources and coordinate when possible any service assistance.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding
1	Improve Access to Public Facilities	2021	2022	Non-Housing Community Development	City Wide	Improve Public Infrastructure & Facilities	CDBG: \$142,475
2	Expand Public Facilities	2022	2023	Non-Housing Community Development	Low and Moderate Income Areas	Improve Public Infrastructure & Facilities	CDBG: \$200,000
3	Modernize/Repair Public Housing Buildings	2020	2021	Affordable Housing Public Housing Non-Homeless Special Needs	Low and Moderate Income Areas	Make Affordable Housing Accessible	CDBG: \$230,000
4	Provide Housing Assistance	2020	2025	Affordable Housing	City Wide	Make Affordable Housing Accessible	CDBG: \$187,500
5	Provide Supportive Services & Employment for Youth	2020	2025	Non-Housing Community Development	City Wide	Provide Employment & Career Development for Youth	CDBG: \$300,000
7	Improve Facades	2020	2021	Non-Housing Community Development	Low and Moderate Income Areas	Improve Public Infrastructure & Facilities Economic Development	CDBG: \$22,500

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding
8	Remove Slum & Blight	2020	2025	Non-Housing Community Development	City Wide	Preserve Housing Stock	CDBG: \$133,000
9	Housing Reconstruction	2020	2025	Affordable Housing	City Wide	Make Affordable Housing Accessible	CDBG: \$950,000
10	Improve Condition of Housing Stock	2020	2025	Affordable Housing	City Wide	Preserve Housing Stock	CDBG: \$150,000
11	Administration/Planning	2020	2025	Administration/Planning	City Wide		CDBG: \$387,348
12	Improve Presentation of Low- to Mod-Areas	2021	2022	Non-Housing Community Development	Low and Moderate Income Areas	Improve Public Infrastructure & Facilities	CDBG: \$100,000

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Access to Public Facilities
	Goal Description	Make two public buildings ADA compliant.
2	Goal Name	Expand Public Facilities
	Goal Description	Expand recreation centers to provide space for youth aged 13-19.
3	Goal Name	Modernize/Repair Public Housing Buildings
	Goal Description	Preserve Public Housing units through rehabilitation/structural repairs to public housing units/structures.
4	Goal Name	Provide Housing Assistance
	Goal Description	Provide downpayment assistance to first time homebuyers.
5	Goal Name	Provide Supportive Services & Employment for Youth
	Goal Description	Public service activity designed to provide employment opportunities for LMI youth.
7	Goal Name	Improve Facades
	Goal Description	Stimulate economic development by improving facades on two buildings on 6th St. in low- mod-income area.
8	Goal Name	Remove Slum & Blight
	Goal Description	Demolition of abandoned unsafe, non-compliant structures/buildings and clean-up debris and overgrown lots in LMI communities.
9	Goal Name	Housing Reconstruction
	Goal Description	Reconstruct housing units that meet program requirements.
10	Goal Name	Improve Condition of Housing Stock
	Goal Description	Minor rehabilitation of low- to mod-income homes.
11	Goal Name	Administration/Planning
	Goal Description	Operate program and manage activities to carry out CDBG grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents/reports such as the Consolidated Plan, Annual Action Plan, CAPER, etc.

12	Goal Name	Improve Presentation of Low- to Mod-Areas
	Goal Description	The beautification of otherwise unseemly locations in low- to mod-areas.

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 91.315(b)(2)

N/A

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A- changing public housing units to project based Section 8.

Activities to Increase Resident Involvements

N/A- changing public housing units to project based Section 8.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Texas City has zoning regulations and districts for the following purposes (not all inclusive):

- To promote the health and safety standards, and the general welfare of the city
- To ensure safe, orderly, and efficient development expansions
- To avoid the undue concentration of populations
- To lessen congestion on city streets and roadways
- To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and recreation

The most serious barriers to the production and preservation of affordable housing include:

Market Conditions: Being the timeframe in which market conditions are more favorable for those selling a certain commodity. Data provided in the current Neighborhood Scout Real estate and Housing Market Trends report shows that the median home value in Texas City in is \$140,938 with single family homes comprising 70.6% of the housing stock. Recently, the demand for this housing stock has significantly increased, making it more difficult for buyers to purchase available homes. With property appreciation and escalating prices, the supply is lower and less affordable or simply unavailable.

Additionally, the cost of new housing production becomes more expensive. For example, the cost of lumber has increased significantly since the COVID-19 pandemic. These same cost factors are also impacting the ability to address the city's current vacant housing stock (12.4%). These recent changes in the market conditions along with insufficient financial resources available have impacted the availability of affordable housing.

Regulations: Municipal, State and Federal regulations may, in some instances, increase the cost of or time to develop affordable housing. For example, HUD has environmental requirements for where affordable housing can be developed and understanding the need to protect future affordable housing residents and existing neighborhoods is important. However, these are additional requirements that affordable housing developers must comply with that the private market does not.

The City has reviewed its public policies to determine their impact on affordable housing. It has concluded that there are no policies that contribute to a concentration of racial / ethnic minority groups. The building codes are adopted from the International Building Code (IBC) of 2015. These codes set minimum standards for code and compliance in the city. They are in place to enforce

acceptable building standards for affordable housing units but do not impede the development of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City Shall: Regularly review long term infrastructure plans to determine if something changed that will promote racial concentrations or otherwise inadvertently result in disparate treatment of protected class members. Ensure any fair housing implications, including those that affect persons with disabilities, are addressed in all aspects of planning when reviewing plans and ordinances and when developing new comprehensive plans. Before choosing locations for new undesirable infrastructure improvements such as a wastewater treatment plant consider whether such facilities are disproportionately located in or near residential concentrations of protected classes and if so consider alternative locations. These are just a few ways the City intends to remove or ameliorate the barriers to affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

The City will continue to address the needs of the homeless by providing information and referrals to agencies and programs that can serve their needs.

Addressing the emergency and transitional housing needs of homeless persons

The City of Texas City does not have any special needs facilities, emergency housing or transitional housing facilities, however, there are an abundance of agencies, and supportive housing resources. The City will provide information and referrals to agencies and programs that can serve the needs of this special population.

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

The City will continue to address the needs of the homeless by providing information and referrals to agencies and programs that can serve their needs. Many of the programs that provide services and facilities that meet the needs of homeless persons, individuals and families, families with children, veterans and their families, and unaccompanied youth are the providers for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. The Gulf Coast Homeless Coalition coordinates housing and services for this population.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City has a resource list that is used to connect families to targeted prevention assistance where possible emergency or temporary shelter is. With transportation expansion the City can help connect families to the benefits of employment and community-based services needed to sustain housing and achieve stability. By better aligning our workforce and homelessness services and housing, we can connect individuals to rewarding employment with sustainable wages and permanent housing.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

One of the most critical issues with older housing stock is the problem of lead poisoning, particularly in children under the age of 6 years old. The actions taken by Texas City and any subrecipients administering a CDBG funded housing program on behalf of the city will follow the requirements set forth 24 CFR Part 35 for properties built prior to 1978.

The link below is the lead requirements worksheet. It will be used determining any applicable exemptions and the approach required depending on the average level of funding per unit:

A risk assessment is conducted by a certified Lead Based Paint (LBP) risk assessor on each project to determine if LBP is present.

\$1- \$5,000	Test and Repair Damage
\$5,000 - \$25,000	Risk Assessment and Interim Control of Lead Hazards
\$25,000 and above	Risk Assessment and Abate Lead Hazards

<https://files.hudexchange.info/resources/documents/LeadRequirementsWorksheet.pdf>

How are the actions listed above related to the extent of lead poisoning and hazards?

Properties receiving more than \$25,000 per unit in rehabilitation assistance will receive abatement of LBP hazards using a certified abatement contractor to perform the abatement. For activities receiving between \$5,000 and \$25,000 in assistance, any affected areas will be controlled using interim controls. Repairs of less than \$5,000 will receive a “do no harm” approach with work which disturbs painted surfaces being done in accordance with lead safe work practices. Paint stabilization will be the minimum level of remediation for properties receiving less than \$25,000 per unit in rehabilitation assistance.

How are the actions listed above integrated into housing policies and procedures?

The city’s housing policies and procedures manual for its housing rehabilitation programs will contain procedures to be followed regarding the assessment and remediation of LBP Hazards. Similarly, any subrecipients administering CDBG funded rehabilitation programs will follow the same procedures and those procedures will be reviewed by the city prior to the execution of the subrecipient agreement. Those LPB procedures will be incorporated into the agreement.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Currently, 20.3% of all people living in Texas City are below poverty level which is up slightly from the previous five years which was 20.1%. The jurisdiction will support and promote the following goals to reduce the number of people in poverty:

- Increase employment opportunities
- Increase educational opportunities
- Increase self-sufficiency programs including financial accounting, budgeting, tax preparation, and money management
- Collaborate and coordinate with local service providers to secure additional resources and reduce duplication of effort

These goals will be achieved partnering with the Texas Workforce Center, the Texas City Housing Authority, community centers, local food pantries, and other local non-profit agencies.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Housing - A lack of quality affordable housing places housing cost burdens on low- to moderate-income persons, limiting their ability to pay for other goods and services, such as quality education, transportation or needed prescriptions. The housing efforts of the city are aimed at improving and maintaining a high standard of housing quality while also creating or maintaining affordability. Housing rehabilitation helps lower-income owners make much needed repairs, which enables them to remain in their affordable homes.

The city's homeownership assistance program includes a required homebuyer counseling component that provides a vehicle to move participants into a sound financial position while creating new homeownership opportunities.

Economic Development – Texas City and the Texas City Housing Authority have Section 3 policies to promote contracting of Section 3 certified businesses and the hiring of low- income workers by contractors, the city, and the housing authority. The city will continue to support the efforts of other agencies to promote economic development activities. The Earned Income Tax Credit/Child Tax Credit (EITC/CTC) is an important major component of this effort. The EITC rewards work, provides tax relief to

low-wage workers, lifts many eligible families and their children out of poverty, and boosts the economy of the city.

Public Services- The city is going to use a portion of its CDBG- Covid 19 funding to provide mortgage/rental and utility assistance for up to six months for residents impacted by Covid 19. Several other local public service programs are also offered by other agencies that are recipients of state and federal funds in the Texas City area to assist persons with incomes below the poverty level. Housing assistance, as well as a variety of options available to special needs subpopulations, including those who are disabled, victims of domestic violence, the elderly, mentally ill, and persons with drug or alcohol addiction. In addition, transitional housing programs are available to promote emotional and economic independence and help create long-term change in the lives of homeless persons.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The TCCDD will utilize a comprehensive approach to monitoring and assessing progress and performance of HUD's CDBG formula program funds awarded to the City and will monitor each project/activity no less than once per year. The primary objective of the City's monitoring plan is to ensure long-term compliance with applicable regulations and requirements for all activities carried out with HUD funding. All sub-recipient and non-profit partners will be evaluated from project inception through completion, inclusive of ensuring that a CDBG national objective has been met.

The monitoring process will involve continuous communication and evaluation beginning with the determination of activity eligibility/national objective through the negotiation of individual contracts which provide measurable performance standards and are consistent with HUD guidelines and requirements. On-site monitoring will examine project progress, financial systems and controls, procurement, cost reasonableness, program income, eligibility, national objective, record retention, overall management systems and applicable cross-cutting Federal regulations. Budgets, financial records and audits, uniform administrative requirements will be reviewed.

TCCDD's monitoring process will include monthly desk reviews, annual reviews, and site visits to monitor its partners and subgrantees carrying out federally funded projects and/or activities. The objectives include ensuring compliance with all regulatory requirements of the program; reducing and resolving compliance issues; and, improving capacities of subgrantees through training and/or technical assistance.

Results of the monitoring reviews will be communicated in writing to the sub-recipient/agency and will include any non-compliance issues and corrective recommendations for achieving compliance, if warranted. If a problem persists, sanctions will be imposed appropriate to the scale of the problem. When deemed necessary, sub-recipients may be required to attend applicable HUD or City Community Development provided training as part of the corrective action process.

Minority Outreach Program – The City encourages local minority and women owned businesses to participate in and compete for contracts. City's Finance Department follows bid procedure models as required in 2 CFR Part 200 and all bids advertised on the City's website include information advising MBE/WBE of contracting opportunities. Generally, all TCCDD/CDBG bids are limited to the review of procurement of construction contracts for the rehabilitation or construction of new housing in low-income neighborhoods using a sub-recipient agency to carry out these activities. Once the specifications are approved, a bid package is prepared consisting of the following items: Invitation to Bid, set of specifications and special trades, bid proposal summary sheet, statement of non-collusion,

contractor/subcontractor and minority report, Minority Business Enterprise (MBE) or Women Owned Business Enterprise (WBE) commitment affidavit, and best bid criteria affidavit.

Comprehensive Planning Requirements – The City will utilize the monitoring process as part of its long-term strategy to ensure program compliance, as well as a method of tracking consistency with the priority needs as defined in the City’s 5-year Consolidated Plan. This includes regional and local goals related to furthering fair housing objectives and reducing the number of fair housing complaints. Opportunities where TCCD or other City departmental staff can enhance affordable housing planning efforts through community forums, educational outreach, and training will be a priority.

Expected Resources

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

Introduction

The City of Texas City's PY 2020 Action Plan covers the period from October 1, 2020 to September 30, 2021. The city's total entitlement amount is \$424,785. While HUD's allocation is critical, it is not sufficient to overcome the barriers and address the community needs that low income individuals and families face in attaining self-sufficiency. The City will continue to use the entitlement funds to provide and support services to the populations in need. The City uses public/private resources to attract investment to enhance the living conditions in its growing city. Community Development Block Grant Funds are the only resources that the city will receive to service low-income families and low income areas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	424,785	0	114,343	539,128	1,699,140	Funds will be used to fund eligible activities and meet National Objectives. Funds to be reprogrammed from 2018 and 2019.

Table 54 - 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's Community Development Department does not expect any additional funds.

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

The City owns the buildings that will receive a facade upgrade to increase economic development in the area. The Texas City Housing Authority owns the Public Housing units that will have external repairs.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding
1	Provide Supportive Services & Employment for Youth	2020	2025	Non-Housing Community Development	City Wide	Provide Employment & Career Development for Youth	CDBG: \$63,718
2	Modernize/Repair Public Housing Buildings	2020	2021	Affordable Housing Public Housing Non-Homeless Special Needs	Low and Moderate Income Areas	Preserve Housing Stock Improve Public Infrastructure & Facilities	CDBG: \$230,000
3	Improve Facades	2020	2021	Non-Housing Community Development	Low and Moderate Income Areas	Improve Public Infrastructure & Facilities	CDBG: \$22,500
4	Provide Housing Assistance	2020	2025	Affordable Housing	City Wide	Make Affordable Housing Accessible	CDBG: \$30,812
5	Remove Slum & Blight	2020	2025	Non-Housing Community Development	Low and Moderate Income Areas	Preserve Housing Stock	CDBG: \$22,243
6	Housing Reconstruction	2020	2025	Affordable Housing	City Wide	Make Affordable Housing Accessible	CDBG: \$21,254

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding
7	Improve Condition of Housing Stock	2020	2025	Affordable Housing	City Wide	Preserve Housing Stock	CDBG: \$17,833
9	Expand Public Facilities	2022	2023	Non-Housing Community Development	Low and Moderate Income Areas	Provide Public Space for Youth	CDBG: \$31,098
10	Administration/Planning	2020	2025	Administration/Planning	City Wide		CDBG: \$99,670

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Supportive Services & Employment for Youth
	Goal Description	Public service activity designed to provide employment opportunities for LMI youth.
2	Goal Name	Modernize/Repair Public Housing Buildings
	Goal Description	Preserve Public Housing units through rehabilitation/structural repairs to public housing units/structures.
3	Goal Name	Improve Facades
	Goal Description	Enhance exterior of two city-owned buildings to incentivize business investment and attract businesses to create LMI jobs.
4	Goal Name	Provide Housing Assistance
	Goal Description	First Time Homebuyer's Program.
5	Goal Name	Remove Slum & Blight
	Goal Description	Demolition of abandoned unsafe, non-compliant structures/buildings and clean-up debris and overgrown lots in LMI communities.
6	Goal Name	Housing Reconstruction
	Goal Description	Reconstruct housing units that meet program requirements.

7	Goal Name	Improve Condition of Housing Stock
	Goal Description	Minor repairs/rehabilitation.
9	Goal Name	Expand Public Facilities
	Goal Description	
10	Goal Name	Administration/Planning
	Goal Description	Operate program and manage activities to carry out CDBG grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents/reports such as the Consolidated Plan, Annual Action Plan, CAPER, etc.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Texas City shall use the 2020 CDBG funds to carry out projects that answer to the priority needs of the city. The top needs are youth services and housing programs.

Projects

#	Project Name
1	Public Housing Exterior Repair
2	Youth Services 2020
3	6th St. Building Facades
4	First Time Homebuyer's Program 2020
5	Prevention and removal of slum and blight 2020
6	Home Reconstruction 2020
7	Minor Home Rehabilitation 2020
9	Administration/Planning 2020
10	Youth Centers 2020

Table 56 – Project Information

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

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

Priorities are defined as follows:

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

funds to the fullest extent possible to assist where needs are underserved.

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Housing Exterior Repair
	Target Area	Low and Moderate Income Areas
	Goals Supported	Modernize/Repair Public Housing Buildings
	Needs Addressed	Preserve Housing Stock
	Funding	CDBG: \$230,000
	Description	Replace the fascia and soffits for our Public Housing Units.
	Target Date	12/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	25 low-income families should benefit from this activity.
	Location Description	Public housing sites.
	Planned Activities	Replace the fascia and soffits.
2	Project Name	Youth Services 2020
	Target Area	City Wide
	Goals Supported	Provide Supportive Services & Employment for Youth
	Needs Addressed	Provide Employment & Career Development for Youth
	Funding	CDBG: \$60,000
	Description	Public service activity designed to provide employment opportunities for LMI youth.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 15 low- to moderate income families will benefit from these activities.
	Location Description	N/A
	Planned Activities	Summer Youth employment and career counseling.
3	Project Name	6th St. Building Facades
	Target Area	Low and Moderate Income Areas
	Goals Supported	Improve Facades
	Needs Addressed	
	Funding	CDBG: \$22,500

	Description	Enhance exterior of two city-owned buildings to incentivize business investment and attract businesses to create LMI jobs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The buildings are located on 6th St.
	Planned Activities	Improve the facades of two City owned buildings to draw economic development activities.
4	Project Name	First Time Homebuyer's Program 2020
	Target Area	City Wide
	Goals Supported	Provide Housing Assistance
	Needs Addressed	Make Affordable Housing Accessible
	Funding	CDBG: \$30,000
	Description	First Time Homebuyer's Program is designed to support homeownership opportunities by providing direct financial assistance to potential homeowners for down-payment costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 4 low- to moderate income families will benefit from this activity.
	Location Description	N/A
	Planned Activities	Downpayment assistance up to half of the downpayment or 7,500 (whichever is less) will be given.
5	Project Name	Prevention and removal of slum and blight 2020
	Target Area	City Wide
	Goals Supported	Remove Slum & Blight
	Needs Addressed	Preserve Housing Stock
	Funding	CDBG: \$40,000
	Description	Demolition of abandoned unsafe, non-compliant structures/buildings and clean-up debris and overgrown lots in LMI communities.

	Target Date	12/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 7 low- to moderate-income families will benefit from demolition activities and 5 will benefit from neighborhood clean-up directly.
	Location Description	N/A
	Planned Activities	Demolition of abandoned unsafe, non-compliant structures/buildings and clean-up debris and overgrown lots in LMI communities.
6	Project Name	Home Reconstruction 2020
	Target Area	City Wide
	Goals Supported	Housing Reconstruction
	Needs Addressed	Make Affordable Housing Accessible
	Funding	CDBG: \$190,000
	Description	Reconstruct housing units that meet program requirements.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that one (1) low- to moderate-income family will benefit from this activity.
	Location Description	Unknown.
	Planned Activities	Reconstruct housing units that meet program requirements.
7	Project Name	Minor Home Rehabilitation 2020
	Target Area	City Wide
	Goals Supported	Improve Condition of Housing Stock
	Needs Addressed	Preserve Housing Stock
	Funding	CDBG: \$25,000
	Description	Minor repairs of single family owner-occupied houses up to \$5000.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that five (5) families will benefit from this activity.

	Location Description	Unknown.
	Planned Activities	Minor repairs of single family owner-occupied houses up to \$5000.
8	Project Name	Administration/Planning 2020
	Target Area	City Wide
	Goals Supported	Administration/Planning
	Needs Addressed	Make Affordable Housing Accessible
	Funding	CDBG: \$99,670
	Description	Operate program and manage activities to carry out CDBG grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents/reports such as the Consolidated Plan, Annual Action Plan, CAPER, etc.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Operate program and manage activities to carry out CDBG grants. Activities include staff salaries, financial responsibility, and preparation of HUD required documents/reports such as the Consolidated Plan, Annual Action Plan, CAPER, etc.
9	Project Name	Youth Centers 2020
	Target Area	Low and Moderate Income Areas
	Goals Supported	Expand Public Facilities
	Needs Addressed	Provide Public Space for Youth
	Funding	CDBG: \$31,098
	Description	Plans for expansion of current community centers to accommodate youth center for young people ages 13-19.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Carver and Sanders Community Centers.	

	Planned Activities	N/A
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AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
Low and Moderate Income Areas	57
City Wide	43

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The city will utilize \$230,000 in Fiscal Year 2020 and \$52,500 in Fiscal Year 2021 to address identified housing needs and places a high priority on homeownership and the preservation of the existing housing stock allowing seniors and low-income homeowners a chance to remain in their homes.

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

Table 58 - 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	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

N/A

AP-60 Public Housing – **91.220(h)**

Introduction

The City of Texas City currently has 50 public housing units but is in the process of converting them to project based Section 8 housing.

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

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

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

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

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

PHA is not designated as troubled.

Discussion

N/A

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

Introduction

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Texas City will refer homeless persons out for such services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs

Texas City will refer homeless persons out for such services.

Discussion

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

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

Introduction:

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

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

The city strives to take actions to foster and maintain affordable housing. Notably, this year the City is implementing a rental registry program to help ensure that landlords maintain their rental properties. This action will have a positive impact on removing local barriers to affordable housing.

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

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will implement the rental registry program to help ensure that landlords maintain their rental

properties which will remove barriers to affordable housing.

Discussion:

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

The City has reviewed its public policies to determine their impact on affordable housing. It has concluded that there are no policies that contributes to a concentration of racial / ethnic minority groups. The building codes are adopted from the International Building Code (IBC) of 2015. These codes set minimum standards for code and compliance in the city. They are in place to enforce acceptable building standards for affordable housing units but do not impede the development of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

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

Actions planned to foster and maintain affordable housing

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

resources available, the City will administer a moderate housing repair and rehabilitation program.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

The City has made great strides through its outreach efforts with other public and private entities by continued communication of the strategic goals and objectives. Key public partners include the Departments of Economic Development, Planning, Emergency Management, the Texas City Housing Authority. Non-profit partners include the Gulf Coast Homeless Coalition, the Balance of State Continuum of Care, 4C's Clinic, Galveston County Health District have all provided much needed services

and assistance to residents in coordination with TCCDD and the City.

Discussion:

N/A

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

N/A

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Homeless Count and Characteristics Survey Results</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>Gulf Coast Homeless Coalition: Andrea Hypolite</p> <p>Texas Homeless Network Balance of State: Lindsay Marsh</p>
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	<p>Provide a brief summary of the data set.</p> <p>The data set was presented in the form of a survey in which respondents were asked five specific questions.</p> <ol style="list-style-type: none"> 1. Do you consider yourself to be hispanic or latino? 2. Where will you be sleeping tonight? 3. Have you ever been in the U.S. Armed Forces? 4. Which of the following best describes your situation? 5. Which of the following best describes your family/household? <p>The respondents gender was observed as well as race.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose for developing the data set is to gather and include information on the needs of the homeless, why are they homeless and ways to restore a health sheltered environment.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 22, 2015</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>There were 247 males; 150 female, 2 transgender male to female, and 0 transgender female to male. 252 are White, 108 Black/African America, 13 American Indian or Alaskan Native, 4 were of two or more races, 2 Native Hawaiian or other Pacific Islander, and 1 was Asian- 62 were Hispanic.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>338 single individuals; 1 single unaccompanied minor; 9 two parent family with children, 8 couple without children; 38 one parent family with children; 2 households with only children, and 10 other types of families. The median age of the children was 7.0; 44 were male and 46 female.</p>
2	<p>Data Source Name</p> <p>50058 Statistical Summary Report</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>Texas city Housing Authority</p> <p>www.pha-web.com</p> <p>Printed by: Benjamin Davis</p>

	<p>Provide a brief summary of the data set.</p> <p>The data set gives the demographics of the public housing and Section 8 HCV population such as number of persons in household, racial composition of household, ethnicity composition of household and so on.</p>
	<p>What was the purpose for developing this data set?</p> <p>It was developed to ensure correct counts, percentages of and estimations of housing population and needs.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Extremely comprehensive covers low- income households and individuals who qualify for housing assistance through either public housing or Section 8 HCV program</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>8/12/2014 - 9/2/2015</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>Homeless Count and Characteristics Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Texas Balance of State CoC</p>
	<p>Provide a brief summary of the data set.</p> <p>Interviews with individuals, and families who were homeless on the street, in transitional housing, or shelters on January 22, 2015.</p>
	<p>What was the purpose for developing this data set?</p> <p>Every year the U.S. Department of Housing and Urban Development (HUD) requires all Continuums of Care to collect data on homelessness at a single point-in-time during the last week in January.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 22, 2015</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The "known location" methodology was used by volunteers to surveyed persons found at sites identified by the community to be where people without homes are known to congregate.</p>

<p>Describe the total population from which the sample was taken.</p> <p>Number of surveyes recorded = 437</p> <p>Number of adults in households=464</p> <p>Number of children in households= 110</p> <p>Total number of people=574</p> <p>Total number of homeless people=312</p>
<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Age: 46 Median; Gender: Male=247; Female=150; Transgender male to female=2; Transgender female to male=0</p> <p>Race: American Indian or Alaskan Native=13; Asian=1; Native Hawaiian or Pacific Islander=2; Black African American=108; White=252; Two or more races=4; Hispanic or Latino=62</p>