

# PY 2024 Annual Action Plan Draft

Community Development Block Grant (CDBG)



*Texas City*  
COMMUNITY DEVELOPMENT

PY 2024

CITY OF TEXAS CITY

Mayor Dedrick D. Johnson

Authored by: Titilayo Smith, Director of  
Community Development & Grants  
Administration



Annual Action Plan  
2024

# Executive Summary

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

### 1. Introduction

The City of Texas City's Community Development Department is committed to enhancing the quality of life for its residents, particularly those with low to moderate incomes. Each year, the department receives a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD) to support this mission. This Annual Action Plan for the 2024-2025 program year outlines the strategies and activities we will undertake to achieve our goals.

In accordance with federal requirements, this plan aligns with the broader five-year Consolidated Plan and focuses on activities that meet at least one of the three national objectives:

1. Benefiting low-to-moderate-income persons
2. Preventing or eliminating slums and blight
3. Addressing urgent community needs

With a CDBG allocation of \$406,014 for the 2024-2025 program year, our priorities include:

- Preserving and expanding affordable housing options
- Providing housing assistance to vulnerable populations
- Enhancing the beauty and livability of neighborhoods
- Creating suitable living environments for all residents
- Promoting fair housing practices
- Revitalizing targeted areas within the city

This Annual Action Plan details the specific projects, programs, and initiatives that we will implement to address these priorities. We are confident that these efforts will contribute to a stronger, more vibrant Texas City where all residents have the opportunity to thrive.

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

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

Entering the fifth year of the 2020-2024 Consolidated Plan, all CDBG objectives and outcomes are based on the data collected through multiple processes throughout the development of the Consolidated Plan, Annual Action Plan, CDBG Citizen Participation Plan, Fair Housing activities, 2024 Analysis of Impediment, and community engagement activities held throughout the year.

The activities for PY 2024 align with benefiting low-to-moderate-income residents. Persons with a total household income of less than 80% of the area median income by household size. During PY 2024, the City intends to:

1. **Affordable Housing:** Increase the availability and accessibility of affordable housing units through rehabilitation projects and down payment assistance programs in the targeted areas.
2. **Public Facility and Infrastructure Improvements:** Improve the quality of life in targeted low-income neighborhoods by investing in essential projects such as street/infrastructure repairs and accessibility enhancements.
3. **Commercial Rehabilitation:** Revitalize commercial corridors in targeted areas by providing financial assistance to small businesses for facade improvements, signage, landscaping, and other upgrades.
4. **Neighborhood Cleanups and Beautification:** Enhance the aesthetic appeal and safety of targeted neighborhoods through community cleanups, landscaping projects, and public art initiatives.
5. **Transformation and Revitalization:** Implement comprehensive revitalization strategies in targeted areas to address a range of issues, including blight, crime, and economic stagnation.
6. **Administration and Program Delivery:** Ensure efficient and effective administration of CDBG funds, including program management, monitoring, and evaluation.
7. **Fair Housing Choice:** Promote fair housing practices and expand housing opportunities for all residents through education, outreach, and enforcement efforts.

The City of Texas City's Community Development Department aims to create a more equitable and thriving community where all residents have access to safe, affordable housing, quality infrastructure, and economic opportunities. We are committed to measuring our progress towards these goals and making data-driven adjustments as needed to maximize the impact of our CDBG investments.

### 3. Evaluation of past performance

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

The evaluation of past performance indicates that there is a great need for housing rehabilitation or reconstruction in Texas City. Seven (7) rehabilitations have been completed during PY 23. There are currently 5 reconstruction projects in progress, 9 rehabilitation projects in progress, 10 applications submitted for review, and 19 more applications in progress. This past year has shown that there is a great need for assistance to low- to moderate-income homeowners to address deficiencies in their homes. The City sees providing assistance not only ensures that our residents have safe, decent, and affordable housing; but also that their housing is in a solid condition in anticipation of any future natural disasters.

The affordable housing crisis has impacted families and individuals on a national level. The First Time Homebuyer Program has proven to have some obstacles with the ever-growing interest rate inching higher and higher. Potential homebuyers have expressed affordability concerns, low housing inventory in target areas, and high market prices.

The Mayors Taskforce on Homelessness hosted the City's very first Navigation Day which identified sheltered and unsheltered neighbors and provided a multitude of services to them, from health screening, clearing up criminal citations, providing clothing, hygiene products, mobile showers, hair services, and information about transitional, and public housing. Navigation Day provided Coordinated Entry Point access and completed 19 intakes for homeless persons in the City of Texas City, where the previous PIT count accounted for only 4 homeless persons in Texas City. Efforts between agencies and other municipalities have proven effective in identifying homeless persons, collectively listing the number of available resources, including the number of beds, non-congregate shelters, case workers, mental health assistance, and social services.

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

Summary from citizen participation section of plan.

The City of Texas City Citizen Participation Plan requires two public hearings for the Annual Action Plan. The first hearing for the PY' 24 Action Plan was held on June 18, 2024, as a part of the City Commission meeting agenda. The second hearing was held on July 17, 2024, also as part of the City Commission meeting agenda as part of the development phase. The plan draft was presented to the CDBG Citizen Advisory Committee at their meeting on July 18, 2024. Citizens were given access to the draft version of the PY'24 Annual Action Plan on the City of Texas City's website, as well as hard copies were made available at the Moore Memorial Public Library, City Hall, and City Hall Annex buildings.

#### **5. Summary of public comments**

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

There were no public comments.

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

There were no public comments.

#### **7. Summary**

The City of Texas City is looking forward to this last year of the PY 20 Consolidated Plan. The main focus will be the revitalization of the 1867 Settlement Historic District and the Greater Chelsea Manor Area.

The Community Development Department has prepared for PY' 24 by partnering with the Texas Southern University Barbara Jordan - Mickey Leland School of Public Affairs and the University of Houston Gerald D. Hines College of Architecture and Design to develop viable revitalization plans for the targeted areas. The Department also contracted with Intuitive Global Consulting to create a current Analysis of Impediments to Fair Housing. The data from these projects have provided the City with a comprehensive analysis of the needs of our most vulnerable residents and how their quality of life can be improved.

A draft of the PY 2024 Annual Action Plan was made available to the general public for 30 days at the following locations: The Moore Memorial Public Library, City Hall, City Hall Annex, and the City of Texas City website, for viewing and comment.

The PY's 2024 Annual Action Plan will be presented for adoption during the official City Commission Meeting on August 7, 2024.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

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

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Texas City’s Community Development Department is the lead agency for the preparation of the Annual Action Plan and the administration of the CDBG program.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

The City of Texas City Community Development Department has continued to foster meaningful partnerships and consulted with several agencies while expanding its role in area-wide coalitions and collaborations. In preparation of the PY' 24 Annual Action Plan, citizen engagement efforts were area-wide and included stakeholder working group sessions, interviews with Texas City staff, public outreach to Texas City Housing Authority residents, and social media feedback. Each year, a minimum of two public meetings are held during the public participation period for the development of the Annual Action Plan. The feedback from participating citizens, civic organizations, government agencies, and stakeholders has molded the development of the Annual Action Plan.

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

The Texas City Community Development Department actively partners with local organizations to enhance services for residents, including those experiencing homelessness. Key collaborations include:

- **Galveston County Health Department:** By leveraging satellite locations, the Department ensures that underinsured or uninsured residents have access to essential health services. This collaboration is crucial for addressing the health needs of vulnerable populations, including those facing housing insecurity.
- **Gulf Coast Center:** The Department works closely with this organization to identify and address the specific needs of homeless individuals and families within Texas City. This includes a focus on chronically homeless individuals, families with children, veterans, and unaccompanied youth. The Coordinated Entry system plays a vital role in this collaboration, streamlining the referral process and ensuring efficient access to appropriate housing and support services.
- **Texas City Housing Authority:** The Department has a very productive relationship with the Housing Authority which allows for better coordination as it relates to collaborating to provide and improve affordable housing in Texas City.

This multi-agency approach is essential for effectively addressing homelessness in Texas City. By combining resources and expertise, the Community Development Department and its partners are better equipped to provide comprehensive support and resources to those in need.

### **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.**

The Texas City Community Development Department is committed to addressing homelessness in the city through active collaboration with the Gulf Coast Center, and Texas Homeless Network. The coalition meets regularly to discuss and develop strategies to address the needs of unsheltered and sheltered neighbors. Texas City has an Assessor who is authorized to conduct a Coordinated Entry assessment and use the HMIS system to refer homeless individuals to available services.

The City of Texas City will be providing access to Outreach Grid software as grants to coalition members in PY' 24. Utilization of the software will allow for better real time coordination between participating agencies assisting unsheltered neighbors.

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

N/A, the City of Texas City does not receive ESG funds.

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

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

1	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Texas City Housing Authority</p> <p>Housing PHA Service-Fair Housing</p> <p>Housing Need Assessment Public Housing Needs</p> <p>There is ongoing communication between the Director of Community Development and the Executive Director of the Housing Authority to identify and pursue funding opportunities that will allow for an increase in the availability of affordable housing for low-income families. The TCHA Executive Director is included in the Annual Action Plan Development process. TCHA also participates in the City's annual Navigation Day, providing information to attendees on how to acquire housing assistance. TCHA residents were surveyed during the development of the Analysis of Impediments to Fair Housing.</p>
2	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>City of Texas City, Dept. of Economic Development</p> <p>Economic Development Grantee Department</p> <p>Economic Development</p> <p>The Directors of Community and Economic Development have worked closely to develop the commercial rehabilitation grant program for the 1867 Settlement District (one of two target areas). The collaboration has produced a grant program that will provide up to \$5,000 to existing small businesses on F.M. 1765, between Hwy 3 and Westward, which is a business corridor identified by the City as an area in need of revitalization. It is anticipated that at least 10 business will benefit from this collaboration.</p>

3	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>City of Texas City - Dept. of Recreation and Tourism</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Agency - Management of Public Land or Water Resources</p> <p>Grantee Department</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Non-Homeless Special Needs</p> <p>Neighborhood Beautification</p> <p>The Director of Parks, Recreation, and Tourism is consulted regularly about neighborhood beautification efforts in low-income neighborhoods. Parks Recreation, and Tourism will continue to provide resources and staff for neighborhood clean-up efforts.</p>
4	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>The Gulf Coast Center</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Health Agency</p> <p>Regional organization</p> <p>Housing Need Assessment</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p>

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Gulf Coast Center's Program Manager for Coordinated Entry &amp; Supportive Housing is consulted on an ongoing basis by the Community Development Department team about resources for the homeless population and the Coordinated Entry System. The Program Manager is a member of the Mayor's Taskforce on Homelessness and participates in the development process of the Annual Action Plan. The goal in working with this agency is to increase the City's capacity to address the needs of Texas City's unsheltered and sheltered homeless neighbors.</p>
<p><b>5</b></p>	<p>TEXAS SOUTHERN UNIVERSITY</p>
<p><b>Agency/Group/Organization</b></p>	<p>Planning organization HBCU</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Housing Need Assessment Market Analysis Neighborhood Transformation/Revitalization Planning</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Texas Southern University's Barbara Jordan-Mickey Leland School of Public Affairs was consulted to identify optimal and viable strategies for both residential and economic revitalization in the 1867 Settlement Historic District and the Greater Chelsea Manor Area. This project was a studio class for graduate students led by Dr. Sherri Smith. The students researched all aspects of the target areas and provided suggestions for revitalization.</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Texas Southern University's Barbara Jordan-Mickey Leland School of Public Affairs was consulted to identify optimal and viable strategies for both residential and economic revitalization in the 1867 Settlement Historic District and the Greater Chelsea Manor Area. This project was a studio class for graduate students led by Dr. Sherri Smith. The students researched all aspects of the target areas and provided suggestions for revitalization.</p>

6	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Mainland Children's Partnership</p> <p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Persons with HIV/AIDS</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Agency - Emergency Management</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homelessness Strategy</p> <p>Anti-poverty Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Mainland Children's Partnership/Galveston County Long Term Recovery Group is a long-time partner of the City of Texas City. The Executive Director is an active member of the Mayor's Task Force on Homelessness. The City works side-by-side with this organization in the case of emergencies to prevent victims from becoming homeless. The City looks to continue this very important partnership indefinitely.</p>
7	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Texas City Independent School District</p> <p>Services-Education</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p>

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City and TCISD work together to address the issue of student homelessness in the District. TCISD is represented by their District Homeless Liaison on the Mayors Task Force on Homelessness. The Liaison also participates in the development process of the Annual Action Plan. This collaboration has provided the City with insight on the magnitude of the homeless problem for District students and/or their families. The City will work with TCISD to develop and implement viable solutions to this unacceptable reality.</p>
<p><b>8</b></p>	<p>Intuitive Global Consulting</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Consultant</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Analysis of Impediments to Fair Housing</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Intuitive Global Consulting team worked with the Community Development Department Director to develop a current Analysis of Impediments to Fair Housing for the City of Texas City utilizing HUD's guide. The City anticipates that the final document will provide great insight into the fair housing needs of the citizens of Texas City and/or those who would like to relocate to Texas City with the goal of developing and implementing a plan to remove the impediments identified.</p>
<p><b>9</b></p>	<p>Texas Workforce Solutions</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Persons with Disabilities Services-Education Services-Employment Other government - State</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homelessness Strategy Economic Development</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City has been working with the Commission over the last 3 years to better coordinate the delivery of education and employment services to Texas City residents with the understanding that access to these services help to prevent homelessness and improves quality of life. The Commission has a representative on the Mayor's Taskforce on Homelessness who participates in the development of the City's homelessness strategy.</p>
10	<b>Agency/Group/Organization</b>	City of Texas City, Dept. of Emergency Management
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Management
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Community Development Director works with the Emergency Management Coordinator to identify and mitigate hazards through the development and implementation of the City's Hazard Mitigation Plan.</p>
11	<b>Agency/Group/Organization</b>	University of Houston
	<b>Agency/Group/Organization Type</b>	Services-Education Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Community Development Department partnered with the Gerald D. Hines College of Architecture Design to develop revitalization plans for the 1867 Settlement District and the Greater Chelsea Manor Area. It is anticipated that many of the recommendations will be included in the City's final revitalization plans for these target areas.</p>
12	<p><b>Agency/Group/Organization</b></p>	<p>Comcast/Xfinity</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Broadband Access</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Directors of Community Development and Information Technology met with representatives from Comcast to discuss the viability of increasing broadband access to residents in the two target areas. It is anticipated that the City will consult with other providers to ensure that the best solution is identified.</p>

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

There were no agency types that were not consulted in the preparation of this plan.

**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	

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

The City of Texas City has greatly expanded its reach as it relates to consultations for the development of the Annual Action Plan. The City sees the PY' 24 Action Plan as a very comprehensive document that once implemented will have a great impact on the quality of life for low- to moderate-income residents in the two target areas.

## **AP-12 Participation – 91.105, 91.200(c)**

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

The Citizen Participation Plan outlines steps taken to ensure that all citizens' voices are heard in preparation of the Annual Action Plan. Community Development gathered input from citizens and consultations to prepare the draft Action Plan. There were two public hearings held on June 18th and July 17th respectively to receive citizen input on the community's needs, including funding allocations. There were no public comments. Community Development staff gathered public input and statistical data to prepare the draft Action Plan. The draft Action Plan was available for 30 days from June 17th to July 17th for public comment with reasonable notice to the public. The Community Development Department staff will make recommendations to the Mayor, City Commission, and the Executive Director of Management Services. When approved by the Mayor and City Commission, the Action Plan will be submitted to HUD.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
1	Public Hearing	Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	Draft	Draft	Draft	
2	Public Hearing	Persons with disabilities  Non-targeted/broad community				

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	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community				
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community				

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)
5	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The Community Development Department has been diligently working towards getting our grant funds out to the community in response to their needs. The City will continue to leverage CDBG funds when applying for funds from non-HUD sources.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	406,014	0	270,000	The City is prioritizing housing rehabilitation in order to preserve current housing stock.
					Total: \$ 676,014	
						Expected Amount Available Remainder of ConPlan \$ 165,485

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Complan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning Other	320,000	0	0	320,000	320,000	The City of Texas City will cover the salaries of the Community Development Director, Program Coordinator, and Administrative Assistant via the General Fund. The City will also provide funds for office supplies and equipment. Office space, vehicle, and utilities are also provided by the City of Texas City.
Other	public - federal	Housing	940,000	0	0	940,000	940,000	The City has applied for funds under the FHLB Affordable Housing Program to rehabilitation and reconstruct owner-occupied single-family homes in the two target areas.
Other	public - local	Economic Development	50,000	0	0	50,000	50,000	TCEDC has made \$50,000 available for commercial rehabilitation on F.M. 1765 in the 1867 Settlement Historic District.

Table 5 - Expected Resources – Priority Table

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

Federal funds will leverage other public and private funds obtained for revitalization of the target areas. At this time, there are no matching requirements to be satisfied.

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

City owned land will be identified for the development of affordable housing in the target areas.

**Discussion**

The City is preparing for the actions that will be included in the PY' 25 Consolidated Plan. This PY' 24 Action Plan is a stepping stone to full revitalization of the 1867 Settlement Historic District and the Greater Chelsea Manor Area.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Housing Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Make Affordable Housing Accessible	CDBG: \$15,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improve Facades	2020	2024	Non-Housing Community Development	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Economic Development	TCEDC: \$50,000	Facade treatment/business building rehabilitation: 10 Business
3	Improve Condition of Housing Stock	2020	2024	Affordable Housing	Greater Chelsea Manor 1867 Settlement District	Preserve Housing Stock	CDBG: \$300,000 General Fund: \$0 Federal Home Loan Bank: \$940,000 TCEDC: \$0	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration/Planning	2020	2024	Administration/Planning	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Preserve Housing Stock Make Affordable Housing Accessible Economic Development	CDBG: \$10,000 General Fund: \$320,000 Federal Home Loan Bank: \$0 TCEDC: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 4938 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 4938 Households Assisted
5	Improve Presentation of LMI areas.	2020	2024	Non-Housing Community Development	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Preserve Housing Stock Provide Public Space for Youth	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 4938 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 4938 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Improve Presentation of Low- to Mod-Areas	2020	2024		Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Provide Public Space for Youth Make Affordable Housing Accessible Economic Development	CDBG: \$221,014 General Fund: \$0 Federal Home Loan Bank: \$0 TCEDC: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4938 Persons Assisted

Table 6 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Provide Housing Assistance
	<b>Goal Description</b>	The City of Texas City will provide direct financial assistance through the First Time Homebuyer Program.
<b>2</b>	<b>Goal Name</b>	Improve Facades
	<b>Goal Description</b>	The Texas City Economic Development Corporation (TCEDC) has set aside \$50,000 for exterior repairs of commercial buildings on F. M. 1765 between Westward St. and HWY 3 in the 1867 Settlement Historic District.

<b>3</b>	<b>Goal Name</b> Improve Condition of Housing Stock
<b>Goal Description</b>	Extend the useful life of existing affordable housing through accessibility, weatherization, repair, and rehabilitation programs. Expand housing through rehabilitation of existing units which is administered by the City. Assist low- to moderate-income existing owner-occupants of single-family housing through the minor repairs for basic systems such as HVAC, water heaters, plumbing, electrical, and roof repairs as well as more substantial rehabilitation which is administered by the City.
<b>4</b>	<b>Goal Name</b> Administration/Planning
<b>Goal Description</b>	Starting PY' 23 the City of Texas City started to cover the salaries of the Community Development Department through the General Fund. CDBG funds will utilized for program related administrative and planning materials, supplies, and services.
<b>5</b>	<b>Goal Name</b> Improve Presentation of LMI areas.
<b>Goal Description</b>	The City will remove trash and debris, and plant flowers, in the target neighborhoods under the "Keep Texas City Beautiful" umbrella to create suitable living environments. The main events are the Great American Cleanup & the Fall Sweep. The City will plan two phases to create suitable living environments and stimulate economic development in the two target areas. Phase one is to identify open spaces for recreation use, landscaping, installing street lighting, and installing curb address signage.
<b>6</b>	<b>Goal Name</b> Improve Presentation of Low- to Mod-Areas
<b>Goal Description</b>	The City will continue to improve the public infrastructure in the two target areas.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City is identifying “Alternate Projects” in the Annual Action Plan. If at any time during program year 2023 a project or activity is found to be ineffective, unachievable, or has surplus funds at the project completion, the City will reallocate those funds to one of the alternate projects below. This approach will ensure the timely expenditure of funds.

### Projects

#	Project Name
1	First Time Homebuyer Program PY'2024
2	Housing Rehabilitation Program 2024
3	Commercial Rehabilitation
4	Neighborhood Cleanup and Beautification PY'2024
5	Administration & Program Delivery
6	Transformation & Revitalization Development
7	Public Facilities & Improvements
8	Nonprofit Grants

Table 7 - Project Information

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

The Greater Chelsea Manor Area and the 1867 Settlement Historic District neighborhoods, are among the city's most economically disadvantaged areas. These historic communities are characterized by numerous homes in severe disrepair and a pressing need for economic revitalization.

The 1867 Settlement Historic District listed on the National Register of Historic Places is home to the historic Bell Home and Phillips Memorial Cemetery, and holds a significant place in Texas City's history. Founded by formerly enslaved African Americans during Reconstruction, this community has faced recent challenges. Many young residents have moved away, leaving behind a population primarily of retirees and those on fixed incomes. This has resulted in a decline in property maintenance, impacting the neighborhood's appearance and creating potential hazards, especially during natural disasters.

The Greater Chelsea Manor Area, an expansion of the existing Chelsea Manor Area, has been identified as a priority for the City. This expanded area now includes most of the city's public housing units, stretching from 10th Street to Bay Street. These communities are characterized by numerous dilapidated homes, severely distressed rental properties, vacant lots, and abandoned commercial

buildings, highlighting the urgent need for transformation.

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

1	<b>Project Name</b>	First Time Homebuyer Program PY'2024
	<b>Target Area</b>	Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Provide Housing Assistance
	<b>Needs Addressed</b>	Make Affordable Housing Accessible
	<b>Funding</b>	:
	<b>Description</b>	The City will provide up to \$7,500 to eligible Texas City residents for down payment assistance to purchase homes in Texas City. The grant will cover up to 50% of the down payment and if there are remaining funds they can be applied to eligible closing costs.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that two moderate-income families will benefit from this project.
	<b>Location Description</b>	Marketing will be focused on purchases in the target areas but may be citywide by an eligible buyer.
<b>Planned Activities</b>	Community Development will continue to work with local realtors, brokers, and lenders to identify eligible buyers for the First Time Homebuyer Program.	
2	<b>Project Name</b>	Housing Rehabilitation Program 2024
	<b>Target Area</b>	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Improve Condition of Housing Stock
	<b>Needs Addressed</b>	Preserve Housing Stock
	<b>Funding</b>	CDBG: \$300,000 Federal Home Loan Bank: \$940,000
	<b>Description</b>	LMI-Owner homes will be rehabilitated up to \$20,000 from CDBG. Housing Rehabilitation Specialist/Inspector services will be contracted not to exceed \$50,000.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that up to 13 low to moderate-income families will benefit from the proposed activities if only CDBG funds are available. If funds are obtained from the Federal Home Loan Bank, an additional 13 families may be assisted.
	<b>Location Description</b>	The target area of the 1867 Settlement District and the Greater Chelsea Manor area will have preference, but LMI homeowners are eligible to apply citywide.
	<b>Planned Activities</b>	The City will be rehabilitate privately-owned and occupied, single-unit homes of eligible Texas City residents to maintain current housing stock and ensure that our most vulnerable residents are in housing that will be as secure as possible in the event of a natural disaster.
3	<b>Project Name</b>	Commercial Rehabilitation
	<b>Target Area</b>	Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Improve Facades
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	TCEDC: \$50,000
	<b>Description</b>	The City will rehabilitate privately-owned commercial properties in the target areas to create suitable living environments and stimulate economic development.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Its estimated that 10 business will benefit from the proposed activities.
	<b>Location Description</b>	Rehabilitation will focus on the Greater Chelsea Manor and the 1867 Settlement District.
	<b>Planned Activities</b>	The city will rehabilitate privately owned commercial properties in the target area to create suitable living environments and stimulate economic development. Rehab is limited to exterior improvements and correction of code violations.
4	<b>Project Name</b>	Neighborhood Cleanup and Beautification PY'2024
	<b>Target Area</b>	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District

	<b>Goals Supported</b>	Improve Presentation of LMI areas.
	<b>Needs Addressed</b>	Preserve Housing Stock
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Under the umbrella of "Keep Texas City Beautiful", the City of Texas City will conduct cleanup and beautification activities of vacant lots, parks, waterways, and streets in low-mod income areas.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It's estimated that 4,938 people that reside in these LMI neighborhoods will benefit from the proposed activities.
	<b>Location Description</b>	Clean-up activities will take place in LMI areas, 1867 Settlement District, and Greater Chelsea Manor.
	<b>Planned Activities</b>	The City will remove trash and debris, and plant flowers, and other activities in low-mod income neighborhoods under the "Keep Texas City Beautiful" umbrella to create suitable living environments.
5	<b>Project Name</b>	Administration & Program Delivery
	<b>Target Area</b>	Low and Moderate Income Areas Greater Chelsea Manor City Wide 1867 Settlement District
	<b>Goals Supported</b>	Administration/Planning
	<b>Needs Addressed</b>	Preserve Housing Stock Make Affordable Housing Accessible Economic Development
	<b>Funding</b>	CDBG: \$10,000 General Fund: \$320,000
	<b>Description</b>	Salaries and benefits for Community Development and Grant Administration Staff and Contractors that work on CDBG activities. Also, other supplies and materials.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A

	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration and program delivery.
<b>6</b>	<b>Project Name</b>	Transformation & Revitalization Development
	<b>Target Area</b>	Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Administration/Planning
	<b>Needs Addressed</b>	Preserve Housing Stock Provide Public Space for Youth Make Affordable Housing Accessible Economic Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The City will partner with the Texas Southern University (TSU) Center of Excellence for Housing and University of Houston Community Development Policy to create community development plans for the target area neighborhoods.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4938 LMI residents will benefit from the proposed
	<b>Location Description</b>	The planning and development will be for the 1867 Settlement District and Greater Chelsea Manor area respectively.
	<b>Planned Activities</b>	Transformation/Revitalization plans will be developed and adopted for the 1867 Settlement District and the Greater Chelsea Manor area.
<b>7</b>	<b>Project Name</b>	Public Facilities & Improvements
	<b>Target Area</b>	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Improve Presentation of LMI areas.
	<b>Needs Addressed</b>	Provide Public Space for Youth Economic Development
	<b>Funding</b>	CDBG: \$220,000

	<b>Description</b>	The City will develop open spaces areas for recreational use, landscape, complete sidewalk improvements, install street lighting, and street signs. Funds are from PYs'22 (\$40,000) & 23 (\$160,000).
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 4,938 LMI individuals will benefit from the proposed activities.
	<b>Location Description</b>	The activities will occur in the two target areas, 1867 Settlement Historic District and the Greater Chelsea Manor Area.
	<b>Planned Activities</b>	
8	<b>Project Name</b>	Nonprofit Grants
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide Housing Assistance Improve Condition of Housing Stock
	<b>Needs Addressed</b>	Preserve Housing Stock Make Affordable Housing Accessible
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Public Services for Seniors, Differently Abled, & unsheltered residents of Texas City.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that eight (8) nonprofits that provide housing services to seniors, unsheltered, and/or differently abled will benefit.
	<b>Location Description</b>	Housing facilities may be citywide...within the boundaries of Texas City.
	<b>Planned Activities</b>	Grants up to \$5,000 will be awarded to eligible nonprofits that provide housing services to seniors, unsheltered, and/or differently abled residents.

## 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

For PY' 24, the City of Texas City will continue to target two low-moderate income areas for revitalization, housing rehabilitation, beautification, clean-up, and infrastructure improvements.

The first target area is an expansion of what has been known as the Chelsea Manor area (9th Ave. N to Texas Ave. and 14th St. N to Bay St. N). This area includes 5 block groups, 7223.02 at 42.76% LMI, 7223.01 at 87.44% LMI, 7222.4 at 92.31% LMI, 7222.2 at 70.19% LMI, and 7222.03 at 81.18% LMI. This area also includes most of the scattered site public housing units of the city. The components of this Action Plan will be what the City hopes is a jump start for a total area transformation. The City is preparing to create a Transformation Plan for this area that it will submit for a Choice Neighborhoods Implementation grant.

The Chelsea Manor area was expanded to the Greater Chelsea Manor area to include as many of the public housing units as possible. According to the 2010 Census used in the Choice Neighborhoods mapping tool there are an estimated 1785 homes in the area with a population of 4029. The area has an extremely low-income rate of 45.94%. The second target area is the 1867 Settlement District area (Hwy 3 to Westward Ave. and Anderson St. to Texas Ave.). This area includes three block groups, 7226.01 at 76.31% LMI, 7227.03 at 85% LMI, and 7227.02 at 73.47% LMI. The components of this Action Plan are what the City hopes to be a jump start for a total area revitalization. The 1867 Settlement District is listed on the National Register of Historic Places. It is centered around the Bell House which is the last standing home of the formerly enslaved settlers that developed this area in 1867. The area has an estimated 433 homes according to the 2010 Census and a population of 909. The area has an extremely low-income rate of 25.11.

### Geographic Distribution

Target Area	Percentage of Funds
Low and Moderate Income Areas	90
Greater Chelsea Manor	
City Wide	10
1867 Settlement District	

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

These target areas have the most concentrations of low-income residents in the entire city. The homes are older, and most homeowners are elderly and/or disabled and lack the resources to do major repairs.

In order to prevent homelessness, mitigate hazards ahead of a future natural disaster, and improve the quality of life of these residents it is imperative that the City invest in these areas. These areas are also in desperate need of transformation/revitalization. According to the Houston-Galveston Area Council Fair Housing Equity Assessment, "Revitalizing distressed communities creates direct economic benefit through an increase in residential investment, property values, employment and resident income. It also generates a secondary economic benefit by mitigating the negative "neighborhood effects" of high-poverty areas. Finally, revitalization can help to break the cycle of generational poverty, which is key to overall poverty reduction."

## **Discussion**

The City of Texas City will continue its strides to improve LMI residential neighborhoods. The target areas identified have long been in need of assistance. The community members are very excited about the infusion of resources in these neighborhoods. There is not only a need for affordable housing opportunities, but also infrastructure improvement, beautification, commercial rehabilitation, community policing, and historic preservation.

# Affordable Housing

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

### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	0
Total	30

Table 9 - 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	20
Acquisition of Existing Units	0
Total	20

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

### Discussion

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

### **Introduction**

Texas City Housing Authority currently has 50 Public Housing units and 824 Housing Choice Vouchers (HCV) in a city with a population of over 55,000 according to the 2022 Census estimates and a poverty rate of approximately 15.4% (8470 citizens). There is a great need for additional options for low and extremely low-income citizens. The City works closely with the Housing Authority and HUD to provide whatever assistance may be necessary to enhance public and affordable housing options and HCV programs.

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

The public housing units are not scheduled for replacement and there are no plans by the THA to expand public housing units in the foreseeable future. All public housing units are maintained in good condition through vigilant attention to preventative maintenance and capital upgrades.

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

The City of Texas City will work with local agencies to encourage public housing residents to be more involved in management and participation in homeownership. The City will also work with the THA to be more proactive in both resident participation and homeownership. TCHA continues to have a resident on its Board of Trustees. Residents will also be involved in the development of the Transformation Plan.

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

The Texas City Housing Authority is not designated as troubled.

### **Discussion**

TCHA's public housing is severely distressed due to outdated design and lack of the required percentage of accessible units.

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

### **Introduction**

The City of Texas City's staff and the Mayor's Taskforce on Homelessness (MTOH) collaborate with multiple agencies that work to support the needs of the city's homeless and special needs populations, including public health, indigent health, mental health agencies (MHMR), the Texas Homeless Network (THN), local law enforcement, indigent defense, legal aid, shelters, public service agencies, the United Way, and many more. Forming these relationships have opened so many resource doors. The Mayor's Office and the Community Development Department are looking forward to supporting our neighbors as they attempt to stabilize their situations.

### **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**

In PY 2024, the City will support the Point in Time Count as performed by the local homeless coalition. The City will identify and work with agencies providing emergency shelter and other housing options in Galveston County to determine the number of individuals and families who are in need of receiving assistance. Additionally, the City will build awareness around the data in the CDBG Consolidated Plan from HUD to determine numbers and types of households and individuals (veterans, elderly, disabled, youth) who may be at risk of homelessness due to being extremely low-income, having housing problems, lack of employment, poor transportation options, and/or lack of benefits. This information will be used in conjunction with the Texas Homeless Coalition to help identify those agencies who can provide assistance and resources to intervene and help their needs to prevent homelessness.

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

The Mayor's Task Force on Homelessness is considering Rapid Re-housing and Permanent Supportive Housing Program options to address the emergency shelter and transitional housing needs of homeless persons.

#### **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 provide funding for programs, services, and options for housing homeless individuals, as funds are available, through public service agencies that are prepared and trained to specifically address the needs of the homeless. Preventing individuals and families that have previously experienced homelessness from returning to homelessness requires a full and comprehensive assessment and program which includes tasks and processes that many individuals perform daily. Education is needed for simple tasks such as planning and cooking a meal, budgeting expenses between pay periods, and paying for obligations first as opposed to recreational expenses. These deficiencies coupled with any form of alcohol or drug abuse, mental illness, or physical or developmental disabilities increase the potential for the neighbor to return to a homeless status.

**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.**

Within the City of Texas City, multiple agencies and public offices provide services to help prevent homelessness. The Mayor's Taskforce on Homelessness and the City's Community Development Department will collaborate closely, and meet regularly, with these groups to leverage outcomes for those most at risk of homelessness.

### **Discussion**

Though the City of Texas City has a visible homeless population officials are aware that the loss of jobs, increase in rent, evictions, behavioral issues, impact of the pandemic or domestic violence can easily lead to homelessness for many low-income individuals and families. The City, through the Mayor's Taskforce on Homelessness and the Community Development Department, has pivoted to identify as many resources as possible to improve the reality of these vulnerable neighbors.

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

### **Introduction:**

During PY' 2023, the City consulted with Intuitive Global Consulting to develop an Analysis of Impediments to Fair Housing which is being prepared for distribution. The City has begun and will continue to implement and support the following actions to overcome the impediments to fair housing choice:

The City of Texas City will refer clients to the Texas City Housing Authority to aid those seeking affordable housing in the area. These services work to address the rising homeownership cost.

The City will promote and refer clients to local agencies for resource assistance such as Galveston CoCare, Gulf Coast Center, and Salvation Army.

The City Commission annually proclaims the Month of April as Fair Housing Month. The City of Texas City's proclamation serves to highlight available resources within in the City that support fair and affordable housing access.

### **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**

Planned action in PY' 24 to remove barriers to affordable housing include:

1. Research accessibility provisions for both HUD and non-HUD-assisted multifamily properties to better address the need and access to reasonable accommodations. Analyze HMDA data to determine discriminatory practices in lending. Promote fair housing resources to residents who may have experienced housing discrimination.
2. Decrease discriminatory housing practices based on all protected classes in all real estate transactions. Educate residents about their rights under the Fair Housing Act, particularly low-and-moderate-income residents. Encourage annual educational opportunities to ensure housing providers and financial institutions increase and maintain their commitment to fair housing. Regularly provide translated fair housing education materials to targeted populations
3. Increase opportunities to assist persons at risk for homelessness, unhoused persons, and persons impacted by natural or environmental disasters. Coordinated efforts for pre-established and published emergency shelters, both public and private facilities available to help foster the needs of protected classes.

4. Increase opportunities for residents to participate in housing assistance programs offered by the City and community organizations. Increase landlord participation in programs offered by the local housing authorities.
5. Partner with lending institutions and organizations to educate residents about pathways to home ownership. Eliminate or reduce any financial barriers imposed by the City for acquiring owner-occupied housing. Initiate Public-Private Partnerships to promote affordable housing projects. Offer private partners financial incentives and streamline permitting processes. Preserve and rehabilitate the City's existing affordable housing stock. Offer financial incentives for homeowners to make modest repairs, renovations, and improvements. Provide down-payment assistance to low to moderate-income households. Support landlords to participate in voucher programs through training, education, and organizations that support rental and affordable housing.
6. Increase access to programs that provide financial assistance for first-time homebuyers, grants for nonprofits assisting seniors with aging in place, unsheltered, and differently-abled residents, and funding for the preservation and improvement of single-unit housing. Support nonprofit organizations by strengthening their capacity to participate in the residential development of affordable homes. Target neighborhoods with aging housing stock with revitalization efforts.
7. Increase funding for the development and revitalization of historic communities that are home to a majority of the affordable housing and protected classes. Establish affordable housing organizations and resources to help development through the guidance of affirmatively forwarding fair housing. Invite developers to view renderings and meet with community leaders and other residents to discuss revitalization efforts. Invite nonprofit groups and organizations to HUD trainings and host informational sessions on affordable housing. Work with historic preservationists to appropriately revitalize these communities Identify architectural structures and designs to produce renderings that will preserve the character and maintain the value of the historic representation presented in these communities through revitalization.

### **Discussion:**

The seven (7) impediments identified in the recent Analysis of Impediments to Fair Housing (AI) will be attacked according to priority and viability. The City will work with consultants to implement the plan of action included in the AI.

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

### **Introduction:**

The underserved face a number of obstacles to having an acceptable quality of life. Some are under their control, but many more are not. One of the obstacles that is out of their control is the limited capacity of agencies that provide assistance in breaking down barriers and lifting up those in need. Lack of financial resources, shortage of staff, and the overwhelming needs of program participants limit the effectiveness of the service providers. The City will use a portion of its CDBG allocation and apply for other grant funds to break down the barriers that service providers face so that they may in turn address the obstacles their clientele face in getting their service needs met, securing safe and affordable housing, and rising out of poverty.

In addition, there remain several significant obstacles to meeting the needs of the underserved in Texas City, including:

- Population growth
- Cutbacks in state and federal funding for basic needs and services
- High cost of housing
- Unemployment
- Homelessness

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

The City of Texas City will continue to build collaborations in order to better identify and address the needs of the community. A portion of the annual CDBG allocation will be set aside to support nonprofits providing housing or housing related services. The City will also encourage citizens to participate in public hearings, and informational forums regarding fair housing and housing issues.

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

To foster and maintain affordable housing, the City will continue to repair LMI owner-occupied homes via the Housing Rehabilitation Program. Through the First Time Homebuyer Program, the City will make homeownership more of a viable option for LMI individuals and families by providing downpayment and eligible closing cost assistance in the form of a grant. The City will also actively market the areas to affordable housing developers.

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

The Housing Rehabilitation Specialist/Inspector has been tasked to inspect homes under the Housing Rehabilitation Program which includes the assessment of lead-based paint hazards.

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

The City will continue to sponsor the summer intern program which is geared towards lifting the next generations out of poverty. The program is currently funded through the City's General Fund.

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

The City of Texas City will continue the collaborations and technical assistance that was developed during the Consolidated Planning process. Meetings with City staff, stakeholders, community partners, and leaders to address various programmatic areas, shared knowledge, and integrate programs will continue in PY' 24. City staff will continue to attend HUD-sponsored trainings and NEDA trainings. Inter-departmental collaborations will continue and expand, particularly related to multi-faceted improvements, in CDBG-qualified census tract areas and programs for LMI residents.

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

City staff will continue to host, facilitate, and attend collaborative meetings with community stakeholders, residents, and public service agencies. Specifically, the Mayor's Taskforce on Homelessness provides a forum to enhance coordination between public and private housing and social service agencies.

### **Discussion:**

CDBG allocations and hopefully grants from other sources will be used to help eliminate barriers the underserved face in getting their service needs met, securing safe & affordable housing, and rising out of poverty. Money alone cannot successfully address these obstacles and the City staff is committed to enhancing existing collaborations and building new partnerships as well as enhancing the institutional structure of the City and its partnering agencies in order to meet the goal.

## Program Specific Requirements

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

#### Introduction:

The City of Texas City is a proud recipient of Community Development Block Grant (CDBG) funds to address the pressing need of affordable housing and suitable living conditions. It is a priority of the current administration that ALL Texas City residents have an acceptable quality of life.

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

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

The City intends to use at least 90% (if not more) of CDBG funds for activities that benefit persons of low- to moderate-income. We are looking forward to PY' 24!

