

Executive Summary

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

1. Introduction

The PY 2026 Annual Action Plan outlines the City's proposed use of Community Development Block Grant (CDBG) funds in alignment with the priorities and objectives established in the 2025–2029 Consolidated Plan. The PY 2026 allocation is \$475,757.00. The allocation will be distributed among the proposed activities, which are designed to address identified community needs through investments in public services, housing rehabilitation, public infrastructure, and program administration. Consistent with the goals of the Consolidated Plan, the City will focus on improving the quality of life for low- and moderate-income residents by expanding access to essential services, supporting safe and suitable housing, promoting equitable community development, and strengthening public facilities and infrastructure.

The Annual Action Plan identifies activities that are expected to provide measurable community benefit while meeting applicable HUD national objectives and regulatory requirements. Funding allocations have been developed in accordance with CDBG program expenditure limitations, including the statutory caps for public services, administration and planning activities.

2. Summarize the objectives and outcomes identified in the Plan

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

The PY 2026 Annual Action Plan supports the City's strategic objectives of providing decent housing, creating suitable living environments, and expanding economic and community opportunities for low- and moderate-income persons. Proposed activities are intended to produce both immediate and long-term community impacts through coordinated public service delivery, housing investment, infrastructure improvements, and program oversight.

Integrated Community Services and Assistance Programs \$71,363.55

Public service activities, funded within the allowable 15 percent cap, are intended to strengthen community support systems and improve access to critical services for vulnerable populations. Funding will support nonprofit grant activities, Navigation Day services, legal assistance, and mental health services provided at Sanders Center and Moore Memorial Public Library locations.

These activities are expected to:

- Increase access to supportive services for low- and moderate-income residents;
- Improve access to legal guidance, mental health resources, and service navigation assistance;
- Support community stability and individual well-being; and
- Enhance coordination between community organizations and residents in need of services.

Neighborhood and Public Facilities Improvements \$69,242.05

Public facilities and infrastructure funding will support broadband extension improvements, neighborhood wayfinding signage, park improvements, and beautification activities within eligible low- and moderate-income areas. Planned improvements are intended to enhance community connectivity, improve neighborhood identity, increase accessibility to public spaces and resources, and promote safer environments for residents.

Park improvements may include upgrades to recreational amenities, accessibility improvements, lighting, seating, landscaping, and other public facility enhancements intended to increase usability and community access. Beautification activities may include enhancements to streetscapes, parks, public spaces, landscaping, and related community appearance improvements that contribute to neighborhood revitalization efforts.

Expected outcomes include:

- Expanded broadband accessibility for residents and communities;
- Improved public infrastructure and neighborhood connectivity;
- Enhanced accessibility and navigation through the installation of wayfinding signage;
- Improved public parks and recreational amenities serving low- and moderate-income neighborhoods

Housing Rehabilitation and Repair \$240,000

The housing rehabilitation program will provide funding for the rehabilitation of approximately ten owner-occupied homes, with an estimated investment of \$20,000 per home. The program is intended to preserve the existing affordable housing stock and assist low- and moderate-income homeowners in maintaining safe and habitable living conditions.

Expected outcomes:

- Improvement of housing quality and safety conditions;
- Preservation of affordable owner-occupied housing;
- Reduction of health and safety hazards within assisted homes; and
- Increased housing stability for eligible households.

Administration and Program Deliver \$ 95,151.40

Administration and planning activities, funded within the allowable 20 percent cap, will support effective management, oversight, and compliance of the CDBG program. Funding will include software systems, professional services, legal notices and postings, staff training, and fair housing activities.

These activities are expected will ensure compliance with HUD regulations and federal requirements, support staff professional development and promote fair housing awareness and equal access to housing opportunities.

3. Evaluation of past performance

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

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

The City's PY 2026 Annual Action Plan was developed based on identified community priorities, ongoing needs assessments through consultation with multidisciplinary organizations, the accomplishments and performance outcomes documented in the Texas City 2024 Consolidated Annual Performance and Evaluation Report (CAPER), and on going programing for PY 2025. The 2024 CAPER demonstrated continued demand for housing assistance, public services, and community-based support activities serving low- and moderate-income residents throughout the City.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

5. Summary of public comments

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

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

7. Summary

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

Attn: Community Development Director

Address: 928 5th Avenue North, Texas City, TX 77590

Phone: (409) 643-5731

Email: communitydevelopment@texascitytx.gov

Website: <https://www.texascitytx.gov>

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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 strengthen collaborative partnerships and engage with a broad network of agencies, organizations, and community stakeholders while expanding its participation in regional coalitions and coordinated service efforts. In preparation for the PY 2026 Annual Action Plan, the City conducted comprehensive citizen participation activities that included stakeholder working group meetings, interviews with City staff, outreach to residents of the Texas City Housing Authority, and consultation with health, mental health, and social service providers. Consistent with the City's citizen participation process, at least two public meetings are conducted annually during the development of the Annual Action Plan. Input and recommendations received from residents, civic organizations, public agencies, service providers, and community stakeholders played a significant role in shaping the priorities, strategies, and funding recommendations included in the PY 2026 Annual Action Plan. Coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies provides insight into services and practices currently in place, identifies gaps in services, and prevents duplication of services.

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:

- **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:

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.

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

The City 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

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Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | Craving For A Change |
| | Agency/Group/Organization Type | Services-Health |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Craving for a Change staff met to discuss the needs of the agency's low-income clients and identified gaps in mental health services for youth and adults in the City of Texas City. Areas of improver coordination were in mental health promotion, especially in strengthening public service projects and activities in the next Program Year. |
| 2 | Agency/Group/Organization | Endeavors Inc |
| | Agency/Group/Organization Type | Services-homeless Services-Health Services-Employment Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Homelessness Needs - Veterans Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Endeavors staff met to discuss services provided, opportunities for partnerships, and strategies for homelessness prevention among veterans and LMI residents. It is anticipated that the two organizations will continue to exchange strategies and resources to prevent homelessness and promote Fair Housing especially among underserved residents in the upcoming Program Year. |

| | | |
|---|--|--|
| 3 | Agency/Group/Organization | The Gulf Coast Center |
| | Agency/Group/Organization Type | Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Gulf Coast Center staff met to discuss primarily the homelessness prevention strategy, current needs and gaps, trends leading to homelessness, and circumstances leading to homelessness for clientele. It is anticipated that from this, the Community Development department will strengthen anti-homelessness strategies and initiatives. |
| 4 | Agency/Group/Organization | Texas City Economic Development Corporation |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Economic Development |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Economic Development staff met to align needs and priorities of both departments to boost neighborhood revitalization and beautification efforts to promote business low-to-moderate income areas. It is anticipated that the two organizations will continue to discuss strategies to improve the economic prosperity and promotion low-to-moderate income areas and business owners in Texas City. |

| | | |
|---|--|---|
| 5 | Agency/Group/Organization | Everybody's Place |
| | Agency/Group/Organization Type | Services - Housing Services-Victims of Domestic Violence Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Everybody's Place staff met to address needs for families fleeing domestic violence and for unaccompanied youth experiencing homelessness. It is anticipated that the two organizations will exchange information to develop initiatives and programming to improve the lives of these populations, who are often low-to-moderate income. |
| 6 | Agency/Group/Organization | Moore Memorial Public Library |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |

| | | |
|---|--|--|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Moore Memorial Public Library staff met to discuss the centrality of the library for many low-to-moderate income residents and initiatives that could support these populations. It is anticipated that the two departments will partner to develop sustainable programming and services aimed at improving LMI residents' access to broadband, accessibility, mental health services, legal services, and more. |
| 7 | Agency/Group/Organization | City of Texas City, Dept. of Emergency Management |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Emergency Management for LMI residents |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Emergency Management staff met to discuss potential initiatives to aid in emergencies and the effect of emergencies on homeless populations. It is anticipated that the two departments will exchange information to develop initiatives and programming to improve the lives of these populations. |
| 8 | Agency/Group/Organization | Dept. of Recreation & Tourism |
| | Agency/Group/Organization Type | Services-Children Services-Health Services-Education Other government - Local |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |

| | | |
|----|--|--|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Recreation & Tourism staff met to address needs for LMI youth and families and seniors in the Texas City. It is anticipated that the two departments will partner to develop initiatives aimed at beautification of LMAs and improving LMI residents' access to wellness, accessibility, mental health services, and more. |
| 9 | Agency/Group/Organization | City of Texas City - Information Technology Department |
| | Agency/Group/Organization Type | Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Information and Technology staff met to address the needs of narrowing the digital divide for LMI and homeless Texas City residents. It is anticipated that the two departments will partner to further discuss and develop services aimed at increasing access to broadband internet in LMAs. |
| 10 | Agency/Group/Organization | Texas City Public Works Department |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Management of public streets, land, and water |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Community Development staff and Public Works staff met to address the public improvements and infrastructure gaps in LMAs. It is anticipated that the two departments will partner to create projects that improve the public infrastructure in LMAs around Texas City. |

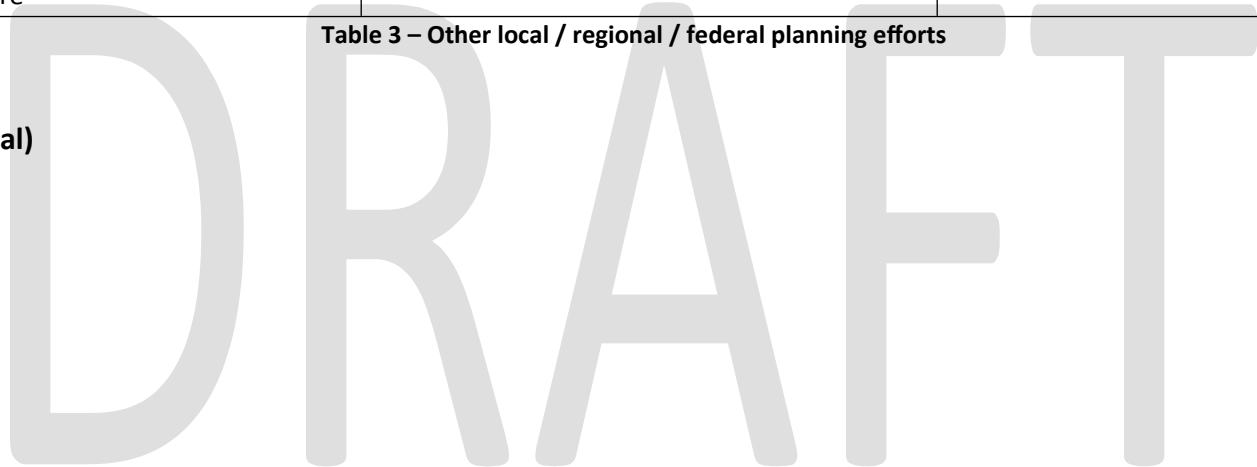
Identify any Agency Types not consulted and provide rationale for not consulting

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)



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 City of Texas City Citizen Participation Plan requires two public hearings for the Annual Action Plan. The first hearing for the PY 26 Action Plan will be held on June 3, 2026, as a part of the City Commission meeting agenda. The second hearing will be held on July 1, 2026, also as part of the City Commission meeting agenda as part of the development phase.

The plan draft will be sent to the CDBG Citizen Advisory Committee as well as an invitation for members to attend the public hearing. Citizens will also be given access to the draft version of the PY 26 Annual Action Plan on the City of Texas City’s website, as well as hard copies made available in the Moore Memorial Public Library and City Hall Annex buildings.

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 | Non-targeted/ broad community | | | | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|--------------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 475,757.00 | 0.00 | 1,255,486.77 | 1,731,243.77 | 1,255,007.00 | The City is prioritizing the four core projects to reach goals established. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of | Narrative Description |
|--------------|-----------------|--------------------|----------------------------------|--------------------|--------------------------|------------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| General Fund | public - local | Admin and Planning | 243,000.00 | 0.00 | 0.00 | 243,000.00 | 357,000.00 | The City of Texas City anticipates allocating \$243,000 from the General Fund in PY 2026 and FY 2027 to cover salaries and benefits for the Community Development Department. For the remainder of the Consolidated Plan period, an additional \$600,000 is anticipated to support these personnel costs, ensuring adequate staffing and capacity to carry out the City's community development goals. |

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

While the City of Texas City’s Community Development Block Grant (CDBG) allocation for Program Year 2026 does not include formal matching requirements, federal funds are strategically leveraged to enhance the impact of available resources. CDBG activities are supported by local funding, primarily in the form of in-kind support through department salaries and administrative capacity. These local contributions allow the City to implement and manage CDBG-funded projects efficiently without diverting grant funds from direct services or infrastructure improvements.

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

At this time, the City of Texas City does not have publicly owned land that is actively designated for use in addressing the housing or community development needs identified in this Consolidated Plan.

Discussion

The City of Texas City continues to take a strategic and resource-conscious approach to implementing its Community Development Block Grant (CDBG) program. With a confirmed allocation of \$4375,757 for Program Year 2026, the City will focus its efforts on preserving and improving affordable housing, improve infrastructure and neighborhood conditions, support vulnerable residents, and enhance community planning capacity.

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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 | Improve Infrastructure and Neighborhood Conditions | 2025 | 2029 | Non-Housing Community Development | Greater Chelsea Manor City Wide 1867 Settlement District | Public Infrastructure and Neighborhood Improvement Neighborhood Revitalization | CDBG: \$69,424.05 | |
| 2 | Support Public Services for Vulnerable Residents | 2025 | 2029 | Non-Housing Community Development | | Public Services for Vulnerable Populations | CDBG: \$71,363.55 | |
| 3 | Preserve and Improve Affordable Housing | 2025 | 2029 | Affordable Housing | Greater Chelsea Manor City Wide 1867 Settlement District | Housing Rehabilitation and Preservation | CDBG: \$240,000.00 | Homeowner Housing Rehabilitated: 12 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|---------------------------|--|--|-------------------|------------------------|
| 4 | Enhance Community Planning and Capacity | 2025 | 2029 | Planning & Administration | Greater Chelsea Manor City Wide 1867 Settlement District | Housing Rehabilitation and Preservation Economic Opportunity and Stability Public Infrastructure and Neighborhood Improvement Public Services for Vulnerable Populations Fair Housing Education & Outreach Neighborhood Revitalization | CDBG: \$95,151.40 | |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Improve Infrastructure and Neighborhood Conditions |
| | Goal Description | Public facilities and infrastructure funding will support broadband extension improvements, neighborhood wayfinding signage, park improvements, and beautification activities within eligible low- and moderate-income areas. Planned improvements are intended to enhance community connectivity, improve neighborhood identity, increase accessibility to public spaces and resources, and promote safer environments for residents. |
| 2 | Goal Name | Support Public Services for Vulnerable Residents |
| | Goal Description | Community Wellness and Prevention Program |
| 3 | Goal Name | Preserve and Improve Affordable Housing |
| | Goal Description | The housing rehabilitation program will provide funding for the rehabilitation of approximately ten owner-occupied homes, with an estimated investment of \$20,000 per home. The program is intended to preserve the existing affordable housing stock and assist low- and moderate-income homeowners in maintaining safe and habitable living conditions. |
| 4 | Goal Name | Enhance Community Planning and Capacity |
| | Goal Description | |

Projects

AP-35 Projects – 91.220(d)

Introduction

The PY 2026 Annual Action Plan supports the City’s strategic objectives of providing decent housing, creating suitable living environments, and expanding economic and community opportunities for low- and moderate-income persons. Proposed activities are intended to produce both immediate and long-term community impacts through coordinated public service delivery, housing investment, infrastructure improvements, and program oversight.

Projects

| # | Project Name |
|---|--|
| 1 | Neighborhood and Public Facilities Improvements |
| 2 | Integrated Community Services and Assistance Program |
| 3 | Housing Rehabilitation and Repair |
| 4 | Administration & Program Delivery |

Table 7 - Project Information

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

Several obstacles continue to affect the City’s ability to fully address underserved needs. Limited federal resources remain a significant challenge, as available funding is insufficient to meet the growing demand for affordable housing, supportive services, infrastructure improvements, and homelessness assistance. Rising construction costs, labor shortages, inflation, and supply chain disruptions have increased the cost of completing housing and public improvement projects, reducing the number of activities that can be funded within available budgets. Additional barriers include the limited availability of affordable housing units, increasing property values and rental rates, and the shortage of developable land in certain areas. Many low- and moderate-income households also face challenges related to transportation access, childcare, healthcare, and employment stability, which can limit their ability to achieve long-term housing and economic security. Regulatory requirements, environmental review processes, and administrative compliance obligations may also delay project implementation timelines. Despite these obstacles, the City will continue to prioritize collaborative planning, strategic investment, and coordinated service delivery to maximize available resources and address the most pressing community development and housing needs

AP-38 Project Summary
Project Summary Information

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| | | |
|----------|--|--|
| 1 | Project Name | Neighborhood and Public Facilities Improvements |
| | Target Area | Greater Chelsea Manor City Wide |
| | Goals Supported | Improve Infrastructure and Neighborhood Conditions |
| | Needs Addressed | Public Infrastructure and Neighborhood Improvement Neighborhood Revitalization |
| | Funding | CDBG: \$69,242.05 |
| | Description | Public facilities and infrastructure funding will support broadband extension improvements, neighborhood wayfinding signage, park improvements, and beautification activities within eligible low- and moderate-income areas. Planned improvements are intended to enhance community connectivity, improve neighborhood identity, increase accessibility to public spaces and resources, and promote safer environments for residents. |
| | Target Date | 7/30/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | Activities are intended to serve 2760 LMI households. |
| | Location Description | Project activities will take place Near Nessler Park and the Greater Chelsea Manor Target Area. |
| | Planned Activities | Planned activities include broadband extension improvements, neighborhood wayfinding signage, park improvements, and beautification activities that include removing trash and debris, plant trees and flowers, in low-mod income neighborhoods under the "Keep Texas City Beautiful" umbrella to create a suitable living environment. |
| 2 | Project Name | Integrated Community Services and Assistance Program |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | Public Services for Vulnerable Populations Fair Housing Education & Outreach |
| | Funding | CDBG: \$71,363.55 |

| | | |
|----------|--|--|
| | Description | Activities, funded within the allowable 15 percent cap, are intended to strengthen community support systems and improve access to critical services for vulnerable populations. Funding will support nonprofit grant activities, Navigation Day services, legal assistance, and mental health services. |
| | Target Date | 7/30/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | |
| 3 | Project Name | Housing Rehabilitation and Repair |
| | Target Area | Greater Chelsea Manor City Wide 1867 Settlement District |
| | Goals Supported | Preserve and Improve Affordable Housing |
| | Needs Addressed | Housing Rehabilitation and Preservation |
| | Funding | CDBG: \$240,000.00 |
| | Description | The housing rehabilitation program will provide funding for the rehabilitation of approximately ten owner-occupied homes, with an estimated investment of \$20,000 per home. Prior years' resources will be allocated to this goal. |
| | Target Date | 7/30/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | The program is intended to preserve the existing affordable housing stock and assist low- and moderate-income homeowners in maintaining safe and habitable living conditions. The program is intended to assist 12 homeowners. |
| | Location Description | Applications will be accepted from city-wide. |
| | Planned Activities | The Housing Rehabilitation and Repair program will process applications The City will rehabilitate privately-owned & occupied, single-unit homes of eligible Texas City residents to create suitable living environments and preserve housing stock. |
| 4 | Project Name | Administration & Program Delivery |

| | |
|--|--|
| Target Area | Greater Chelsea Manor City Wide 1867 Settlement District |
| Goals Supported | Preserve and Improve Affordable Housing Improve Infrastructure and Neighborhood Conditions Support Public Services for Vulnerable Residents Enhance Community Planning and Capacity |
| Needs Addressed | Housing Rehabilitation and Preservation Economic Opportunity and Stability Public Infrastructure and Neighborhood Improvement Public Services for Vulnerable Populations Fair Housing Education & Outreach Neighborhood Revitalization |
| Funding | CDBG: \$95,151.40 |
| Description | Administration and planning activities, funded within the allowable 20 percent cap, will support effective management, oversight, and compliance of the CDBG program. Funding will include software systems, professional services, legal notices and postings, staff training, and fair housing activities. |
| Target Date | 8/31/2027 |
| Estimate the number and type of families that will benefit from the proposed activities | |
| Location Description | |
| Planned Activities | Activities will include software systems, professional services, legal notices and postings, staff training, and fair housing activities and other admin functions. |

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

Although Texas City has low-income and minority concentration areas, there are many low-income and minority residents scattered throughout the city. As a result, assistance will be directed citywide with an emphasis on low-income and minority concentration areas like Chelsea Manor.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------------|----------------------------|
| Greater Chelsea Manor | 10 |
| City Wide | 80 |
| 1867 Settlement District | 10 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

By maintaining a citywide service area for housing rehabilitation activities, the City can more effectively address deteriorating housing conditions in aging neighborhoods, protect the health and safety of residents, and preserve long-term neighborhood viability. This investment strategy also supports broader community development goals by stabilizing residential areas, reducing blight, and enabling residents to remain in their homes and communities as they age. To address these needs, the City prioritizes investment in its Housing Rehabilitation/Reconstruction Program as a critical strategy for preserving the existing housing stock, preventing displacement, and supporting housing stability for vulnerable residents. The program is made available citywide to ensure equitable access to assistance for eligible households regardless of geographic location.

Discussion

The City’s rationale for allocating investments geographically is based on the recognition that community needs extend beyond traditionally identified low- and moderate-income concentration areas. Texas City contains many aging neighborhoods where residents may not reside within census-designated low-income areas but nevertheless experience significant housing and financial challenges due to age, disability, or fixed incomes. As neighborhoods continue to age, many longtime homeowners face increasing difficulty maintaining safe and livable housing conditions, particularly amid rising repair and rehabilitation costs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

According to recent American Community Survey (ACS) data and regional housing market analyses, housing affordability continues to present a significant challenge throughout Texas, including communities within the Houston-The Woodlands-Sugar Land metropolitan area, which includes Texas City. More than 3.8 million Texas households, approximately 34% of all households statewide are considered housing cost-burdened. Households spend more than 30% of their household income on housing-related expenses such as rent, mortgage payments, utilities, insurance, and property taxes.

| One Year Goals for the Number of Households to be Supported | |
|---|-----|
| Homeless | 50 |
| Non-Homeless | 50 |
| Special-Needs | 0 |
| Total | 100 |

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 | 12 |
| Acquisition of Existing Units | 0 |
| Total | 12 |

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

Discussion

These trends demonstrate the continued need for affordable housing opportunities, owner-occupied housing rehabilitation programs, infrastructure improvements, rental assistance, homelessness prevention activities, and programs designed to help residents maintain safe, stable, and affordable housing throughout Texas City and the broader region. Continued investment in housing preservation and community development activities remains critical to addressing the growing affordability gap and supporting low- and moderate-income households.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

Discussion

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

Introduction

The City remains committed to addressing the needs of individuals and families experiencing homelessness and other special needs populations through coordinated outreach, supportive services, and community partnerships. In collaboration with local nonprofit organizations, service providers, healthcare agencies, housing partners, and regional stakeholders, the City continues to support activities that promote housing stability, homelessness prevention, and access to essential services for vulnerable residents. Special emphasis is placed on assisting unsheltered individuals, persons with disabilities, elderly residents, youth, and households experiencing housing instability.

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

During the next program year, the jurisdiction's one-year goal for reducing and ending homelessness includes expanding outreach efforts to identify and engage homeless persons, particularly unsheltered individuals, and assessing their immediate and long-term service needs. The City will continue to support and coordinate community-based events such as Navigation Day, which brings together housing providers, nonprofit agencies, mental health and healthcare professionals, legal assistance organizations, veterans' services, employment resources, and other supportive service agencies in a centralized location to improve access to care and resources. Through these coordinated outreach and engagement efforts, the City's goal is to directly serve and connect at least 100 individuals experiencing homelessness or housing instability with supportive services, housing resources, case management, and referral assistance during the program year.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will be exploring ways to directly address the emergency shelter and transitional housing needs of homeless persons. In the meantime, the City will continue to refer those in need to other organizations and agencies that provides these 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

The City will continue supporting efforts to help homeless persons, including chronically homeless individuals and families, veterans, unaccompanied youth, and families with children, transition into permanent housing and independent living through coordinated outreach, case management, referral services, and community partnerships. The City will collaborate with nonprofit agencies, housing providers, healthcare and mental health organizations, and regional service providers to connect individuals experiencing homelessness with available housing resources, supportive services, employment assistance, legal aid, and mainstream benefit programs. Through activities such as Navigation Day and ongoing outreach efforts, the City seeks to shorten the length of time individuals and families experience homelessness, improve access to affordable housing opportunities, and reduce the likelihood of returning to homelessness.

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

The City will also continue planning and coordination efforts aimed at preventing homelessness among low-income and extremely low-income individuals and families, particularly those transitioning from publicly funded institutions and systems of care, including healthcare facilities, foster care, behavioral health programs, and correctional institutions. The City will support partnerships with public and private agencies that provide housing stabilization services, emergency assistance, employment support, youth services, healthcare access, and other supportive resources intended to address barriers to housing stability. These collaborative efforts are intended to improve service coordination, increase awareness of available resources, and help vulnerable households avoid becoming homeless or experiencing housing instability.

Discussion

By partnering with public and private agencies that provide housing stabilization services, emergency assistance, youth services, and other essential resources, the City seeks to improve service coordination, reduce barriers to assistance, and promote long-term housing stability and self-sufficiency for residents with special needs.

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

Introduction:

The City of Texas City recognizes that local public policies, development regulations, and market conditions can directly affect the availability, accessibility, and affordability of housing for low- and moderate-income households. As housing costs continue to rise throughout Texas, the City remains committed to evaluating and addressing barriers that may limit the development, preservation, and rehabilitation of affordable housing opportunities.

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

To remove or ameliorate the negative effects of policies that may serve as barriers to affordable housing, the City of Texas City plans to continue reviewing local development regulations and administrative processes to identify opportunities for greater flexibility and efficiency. The City will encourage redevelopment and infill housing opportunities in existing neighborhoods where infrastructure and public services are already available, helping to reduce development costs and expand housing supply. Efforts will also include supporting rehabilitation programs that preserve the existing affordable housing stock, coordinating with nonprofits, and pursuing federal and state funding resources that assist low- and moderate-income households.

Discussion:

The City will continue to evaluate zoning and land use practices to ensure they do not unnecessarily restrict affordable housing development, while balancing neighborhood compatibility, environmental considerations, and public safety standards. Additionally, the City will work to streamline permitting and project coordination processes where feasible and will continue engaging community stakeholders to identify practical solutions that promote housing opportunities and sustainable residential investment.

AP-85 Other Actions – 91.220(k)

Introduction:

The PY 2026 Annual Action Plan outlines the City’s strategy for utilizing Community Development Block Grant (CDBG) resources to address priority community development, housing, public service, and infrastructure needs identified through citizen participation, stakeholder consultation, and ongoing assessment of community conditions. The Plan supports activities that primarily benefit low- and moderate-income residents, improve neighborhood conditions, expand economic opportunities, and strengthen partnerships among public, private, and nonprofit organizations. Through targeted investments and coordinated service delivery, the City seeks to enhance quality of life, promote housing stability, and address the needs of vulnerable populations.

Actions planned to address obstacles to meeting underserved needs

The City will continue to direct CDBG funding toward activities that address the needs of low- and moderate-income persons, including public infrastructure improvements, public services, fair housing activities, and community development initiatives. The City will collaborate with local service providers, nonprofit organizations, and community stakeholders to identify service gaps and improve access to resources that support housing stability, economic opportunity, and neighborhood revitalization. Efforts will focus on reducing barriers related to income, accessibility, transportation, and access to supportive services.

Actions planned to foster and maintain affordable housing

The City will support affordable housing through housing rehabilitation activities, fair housing education, and partnerships with housing providers and community organizations. The City will continue to explore opportunities to leverage federal, state, and local resources to preserve the existing affordable housing stock, improve housing quality, and promote housing opportunities for low- and moderate-income households. These efforts will help maintain safe, decent, and affordable housing options within the community.

Actions planned to reduce lead-based paint hazards

The City will continue to comply with all applicable federal lead-based paint regulations for housing activities assisted with CDBG funds. Housing rehabilitation projects involving structures constructed prior to 1978 will be evaluated for potential lead-based paint hazards, and appropriate testing, mitigation, and clearance procedures will be implemented when required.

Actions planned to reduce the number of poverty-level families

The Community Development Department will explore programs and services to address employment deficiencies among low-to-moderate income residents. These programs, in collaboration with City departments and local organizations, have the aim of developing key skills to promote economic stability and growth among low-to-moderate income residents, including youth. These programs would be centralized around building job skills and employment training to in turn reduce the number of families experiencing or at risk of being in poverty.

Actions planned to develop institutional structure

The City will continue strengthening its institutional structure through coordination among municipal departments, public agencies, nonprofit organizations, housing providers, and community stakeholders. Efforts will focus on improving communication, expanding collaborative partnerships, enhancing grant management and compliance practices, and increasing organizational capacity to effectively deliver programs and services. These activities will help maximize available resources and improve the efficiency and effectiveness of community development initiatives.

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

The City will continue to coordinate with public and private housing organizations, social service providers, nonprofit agencies, regional planning organizations, and other community partners to address housing and community development needs. Regular consultation, information sharing, and collaborative planning efforts will help align resources, reduce duplication of services, and improve access to housing, supportive services, homelessness prevention resources, and community assistance programs. These partnerships will strengthen the overall service delivery system and improve outcomes for low- and moderate-income residents.

Discussion:

Program Specific Requirements

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

Introduction:

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

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

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 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. | 70.00% |

The City intends to use at least 70% (if not more) of CDBG funds for activities that benefit persons of low- to moderate-income.