



2019 Consolidated Annual Performance Evaluation Report



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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Through a public survey and public participation, the City of Abilene developed its goals and objectives for its 2015-2019 Consolidated Plan. Strategies were determined in order of community priority.

The highest-ranked priority will improve the Housing Needs of LMI residents. Goal: Low-to moderate-income citizens will have access to safe, decent, and affordable housing.

IN FY2019, 29 owner-occupied LMI households received assistance for repair and rehab single-family residences and 4 Families were assisted via the first-time homebuyer program.

The second priority need is Community Services. Goal: Improve the quality of programs and facilities for health and safety, information, transportation, and recreation services.

The Day Nursery of Abilene is a private, non-profit, Texas corporation, founded in 1972 to assist low-income working parents with affordable quality child care options. ONS provided \$30,000 in funding to serve 274 families in FY2019.

The third-ranked priority need is Economic Development. Goal: Enhance the economic wellbeing of all citizens.

The fourth priority need is Community and Public Facilities. Goal: Enhance the physical environment of Abilene.

7 substandard single-family homes and commercial buildings were demolished in LMI neighborhoods.

The fifth priority need is Public Improvements and Public Infrastructure. Goal: Enhance the physical infrastructure of Abilene.

The sixth priority need is Homeless Needs and Services. Goal: Prevent and Reduce Homelessness.

25 LMI occupied homeowners assisted with the Critical/Limited Repair Program

4 LMI First Time Home Buyers were assisted. LMI households are having a difficult time finding an affordable, decent, and safe home in their available price range.

5 LMI occupied homeowners were assisted with the Single-family Rehabilitation/Reconstruction Program. The Administration has required that ONS revise the Single-Family Rehabilitation process. Legal and Purchasing Departments worked together to re-write the process for Bid Procurement of Contractors. If the bid is \$50,000 or greater the contract must be brought before City Council for review and approval. This action slowed down the number of homes to be rehabbed. However, now that the process has been finalized there are already homes in the research and verification stages.

Many project completions were delayed due to the COVID-19 Pandemic. The City is currently working to construct two CHDO houses, as outlined in its 2019 Annual Action Plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	4015				

Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	15	2	13.33%	2	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	178	71	39.89%	70	29	41.43%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	16	8	50.00%	6	4	66.67%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	0	0		15	7	46.67%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		25025	1407	5.62%

Community Facilities and Infrastructure	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22500	22500	100.00%			
Community Facilities and Infrastructure	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Community Facilities and Infrastructure	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		4015				
Community Facilities and Infrastructure	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	2				

Community Facilities and Infrastructure	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	30		36	29	80.56%
Community Facilities and Infrastructure	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	8				
Community Facilities and Infrastructure	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	12	19	158.33%	15	7	46.67%
Community Facilities and Infrastructure	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	8500	8500	100.00%			

Public Service Community Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	19500	19500	100.00%			
Public Service Community Development	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	1167	583.50%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Each of the 2015-2019 Consolidated Plan Goals and Objectives were identified as "High Priority". These Goals and Objectives were stated in the COA has continued to address housing and community development needs in carrying out the PY2019 Action Plan. The City of Abilene completed an Analysis to the Impediments of Fair Housing Choice in July 2015, with an update in 2020. ONS assisted 29 Households with Housing Rehabilitation, 4 Households with Financial Assistance, and Demolished 7 Buildings.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	6,472	5
Black or African American	29	3
Asian	13	1
American Indian or American Native	25	0
Native Hawaiian or Other Pacific Islander	0	0
Total	6,539	9
Hispanic	66	14
Not Hispanic	112	36

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

ONS annually records client demographic information for all households that apply for CDBG Program and HOME Program assistance. Separate lists are tracked for those receiving assistance and those that are denied assistance. The data recorded is race, ethnicity, income, family size, number of bedrooms, disability, female head of household. The programs that directly effect individual households are the Critical/Limited Repair Program, First Time Homebuyer Program and the Single-Family Rehabilitation/Reconstruction Program. This information is also entered into IDIS as well in client files. All additional programs carried out by non-profits and the Public Service Programs are also collected and reported to ONS.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	942,155	862,868
HOME	public - federal	481,800	553,919

Table 3 - Resources Made Available

Narrative

\$201,456 in HOME funding was carried over from FY 2018/2019.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

All of the projects funded with CDBG and HOME funds were used to assist clients that were within the LMI income limit for their household size and the CDBG/HOME projects were all LMI eligible. The Critical/Limited Repair, CHDO construction, First Time Homebuyer, and the Single-Family Rehab/RECON programs are citywide. The Code Officers and the Condemnation & Demolition both paid through CDBG funds are only performed in the 14- 51% or greater LMI Neighborhoods. The Neighborhoods were identified in the City of Abilene's Comprehensive Plan. All of these neighborhoods were researched by ONS staff and the 51% or greater were selected through searching for their PY 2010 Census Tract and Block Group information provided by HUD.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Abilene was not able to address any needs involving any publicly owned land or property, this year was not applicable.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	201,456
2. Match contributed during current Federal fiscal year	64,410
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	265,866
4. Match liability for current Federal fiscal year	22,819
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	243,047

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
901/2325 S.23	06/26/2020	0	26,447	165,000	0	37,963	0	64,410

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
8,927	15,513	15,382	0	9,057

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	185,763	0	0	0	132,272	53,491
Number	3	0	0	0	1	2
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	3	0	3			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	51	33
Number of Special-Needs households to be provided affordable housing units	0	0
Total	51	33

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	43	29
Number of households supported through Acquisition of Existing Units	6	4
Total	51	33

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The COVID-19 pandemic impacted the ability of organizations from all industry types to perform work in FY 2019/2020. Stay at home orders and remote working conditions made it difficult to complete construction, rehabilitation, and other projects in Abilene.

CDBG and HOME funds were not completely expended. ONS did not perform as many Critical/Limited

Repair projects that were estimated to be completed during the PY 2019/2020-time frame. The City is currently working to construct 2 CHDO houses, as outlined in its 2019 Annual Action Plan with tentative completion in FY2021.

Discuss how these outcomes will impact future annual action plans.

Since ONS now has a template to send to Purchasing and the Process has been followed for two SFR's, ONS may be able to prepare more than one project at a time. Habitat for Humanity is using the new HUD-approved agreement and staff performance is being monitored very closely. The CHDO program funded through Habitat for Humanity was delayed due to the COVID-19 pandemic.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	15	1
Low-income	11	3
Moderate-income	0	3
Total	26	7

Table 13 – Number of Households Served

Narrative Information

Many of the Critical/Limited Repair projects that were planned were not able to be completed during the PY2019-2020 time frame due to the COVID-19 pandemic. ONS is on track with Critical/Limited Repair and Single-Family Rehabilitation and should complete more households during PY2020-20201 and ONS has introduced a new program to revitalize LMI neighborhoods.

CDBG and HOME funds were not completely expended. \$79,287.21 CDBG funds are remaining to be re-programmed into projects in the PY 20-21.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

ONS is a member of the West Texas Homeless Network, a local group that is connected to the Texas Homeless Network. Members of the group attend the state conference annually and hold regular local meetings with area organizations that work to reduce homelessness in Abilene.

Addressing the emergency shelter and transitional housing needs of homeless persons

Baptist Childrens and Family Services - Our House, filled to capacity with transitional youth. BCFS Transition Center offers many programs to help struggling individuals as well as families with various services. Prep for Adult Living (PAL), transportation. City of Abilene does not receive Emergency Shelter Grant funds but believes that needs of the homeless will be addressed through Abilene Hope Haven's Bridge 2 Home Emergency Shelter & Salvation Army program, Abilene Independent School District Homeless Liaison, Harmony Family Service, New Horizons, Audrey Grace House, Our House. These facilities & programs address the housing & service needs of homeless individuals & families by offering beds & a variety of much-needed services. Contained within this group of programs are emergency shelters, counseling & education programs, & services for persons with Special Needs. Home Again West Texas (Abilene's Coordinated Entry System): <https://www.homeagainwtx.com>; Love and Care Ministries: <https://www.lcmin.com/>; Housing and Support Service Providers: <https://www.acallforhelp.info/cms/HousingWCTexas>

Built for Zero (formerly Zero: 2016) is a rigorous national change effort working to help a core group of committed communities to end veteran and chronic homelessness. Coordinated by Community Solutions, the national effort supports participants in developing real-time data on homelessness, optimizing local housing resources, tracking progress against monthly goals, and accelerating the spread of proven strategies.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As part of the Consolidated Plan, the City of Abilene has pursued CDBG & HOME funding through the annual One-Year Action Plan application for funds. The City provides consistency of HUD programs in a

fair & impartial manner through its compliance with all public notice requirements, citizen participation requirements and submission requirements, formulation and completion of the 5 Year Consolidated Plan, One-Year Action Plan & CAPER. Revised funding request applications, including performance measurements, standardized applicant ranking system, were incorporated during PY18 to ensure fair/impartial funding awards. By following the Citizen Participation Plan and using revised funding applications, the City did not hinder Consolidated Plan implementation either by action or willful inaction. Applications for funding must include all project resources, including any federal, public, and private monies.

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 of Abilene does place households that have come out of public housing or the Abilene Housing Authority (AHA) on the top to receive assistance. ONS increased the amount of the First-Time Homebuyer Program assistance offered to \$5,000 to help bridge the gap to make the home buying more affordable to LMI residents. ONS attends meetings and sits on committees that are working to eliminate homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Abilene Housing Authority (AHA) continues to manage 213 public housing units at four separate sites. The average length of stay for public housing residents is approximately three years. The residents include 49 elderly persons and 24 families with persons with disabilities in public housing. The largest racial/ethnic groups among public housing residents are Whites at 99 residents and Black or African-Americans at 98 residents. Hispanics account for 43 residents in public housing. All units are targeted to low-income households, though the public housing units typically serve household with much lower incomes, currently below 30% of the area median income. The AHA manages 1,726 Housing Choice Vouchers.

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

Public housing units in Abilene are managed and maintained by the Abilene Housing Authority. These homes are located in subdivisions throughout the City. These units will provide affordable housing and homeownership opportunities for eligible housing authority residents and potentially other low to moderate-income residents in the community. AHA sponsors events at public housing facilities in the city. Additionally, AHA offers its Family Self-Sufficiency (FSS) program and Money Follows the Person (MFP) Program that encourages more participation in potential homeownership.

Actions taken to provide assistance to troubled PHAs

Abilene currently has no troubled PHAs. Abilene Housing Authority has received high scores for its housing. Additionally, AHA has won the following awards and provides the following programs:

- AHA's Prairie Gardens LIHTC apartment complex won three National Association of Housing & Redevelopment Officials (NAHRO) Awards of Merit in the following categories: 1) Affordable Housing, 2) Community Revitalization & 3) Project Design categories.
- AHA created a "Homeownership" course and worked with 13 other community partners to facilitate the eight (8) week course for Public Housing and Housing Choice Voucher participants. The course was designed to provide participants with the information needed to successfully purchase and retain a home. Our partners ranged from bankers, realtors, title companies, credit counselors, housing inspectors and HUD.
- AHA applied for and received the Resident Opportunities & Service-Self Sufficiency grant in 2019. This is a self-sufficiency program for Public Housing program residents. The grant allowed AHA to hire an additional employee to facilitate the program.
- AHA began a program to encourage high school age kids and adults that want to pursue high education to follow their dream by taking field trips to Tarleton State University. AHA will continue these efforts and expand the number of schools that it visits.

The HCV Program is AHA's largest rental assistance program serving 1,626 vouchers. AHA has approximately 260 landlords participating in the HCV program.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Compared to nearby communities, Abilene's policies are reasonable. Furthermore, the development regulation process runs smoothly. City staff is available to assist developers and answer any questions. In the past, the City has provided regulatory incentives for affordable housing on a case-by-case basis. The Planning Division has developed incentives, in the form of relaxed regulations for infill development on empty plots of land in currently developed neighborhoods. Infill development is generally less expensive than new-neighborhood construction. Thus, infill development incentives will most likely result in a greater supply of affordable housing. Much work remains to increase affordable housing opportunities. As a result, the City will continue to re-evaluate all development fees, regulations, and program policies and procedures to determine whether any further revisions may be appropriate to enhance affordable housing for low-income City residents. As specific projects are proposed, the City will review the project for its compliance with existing local laws and regulations. If local law or regulation should prove to have a negative impact on a proposed affordable housing program or project, such law or regulation would be reviewed to determine its viability.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Abilene 2015-2019 Consolidated Plan did not identify any high or medium priority needs for persons not homeless but require supportive housing. No actions were taken to address the special needs of persons that are not homeless but require supportive housing. Several local organizations such as social service agencies, charitable groups, and religious organizations provide emergency/transitional housing and/or supportive services to the homeless and at-risk persons including women and children experiencing abuse and substance abusers. The City of Abilene and the West Texas Homeless Network is involved in the development and activities of the local Continuum of Care System. COA supports the efforts and makes referrals to the following organizations in the community: 180 House, 2-1-1 A Call for Help, Abilene Hope Haven, AISD & Region 14, Abilene Regional Council on Alcohol & Drug Abuse, BCFS, Betty Hardwick MHMR Center, Big Country AIDS Resources, City Light Community Ministries, RMPC, Family Services Intervention, Harmony Family Services, Jubilee House, Love & Care Ministries, New Horizons, PMCM, Texas Runaway Helpline, Noah Project, Salvation Army, Serenity House, WCTCG Agency on Aging and various area churches and neighborhood associations. ONS staff attend meetings during and after work hours to bring our programs to the citizens of Abilene. ONS has placed program applications online to better serve residents of Abilene, the housing counselor regularly performs home visits for those that are non-ambulatory.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Staff responsible for following LBP procedures is trained, certified & licensed in the following: Lead Inspector, Lead Risk Assessor, Lead Project Designer, Industrial Radiation Safety Officer & Housing Quality Standards Specialist.

Disclosure Rule is verified by the lead inspector upon the initial inspection. Lead hazard information pamphlet is provided to recipient on initial appointment by ONS Counselor. The signature on the disclosure form is acquired & located in the client file.

Lead Safe Work Practices and clearance are not required if the amount of paint being disturbed is below the de minimis level.

- 20 ft.² (2 m²) on exterior surfaces;
- 2 ft.² (0.2 m²) in any one interior room or space; or
- 10 percent of the total surface area on an interior or exterior type of component with a small surface area like window sills, baseboards & trim.

Information is used to consistently accurately assess projects for exemption from requirements.

Information is used to consistently & accurately assess projects for exemption from requirements

A visual search is performed to identify cracking, scaling, peeling or chipping paint. A visual search for

dust & debris is also obtained. Disclosure (in compliance with Disclosure Rule) is verified by the ONS

Inspector upon the initial inspection. The lead hazard information pamphlet is provided to the

recipient on initial appointment by the ONS Counselor. The signature on the disclosure form is acquired

and located in the client file. Notice is provided to the occupants of the hazards & their locations.

Treatment of Defective Paint Surfaces is performed by a contractor who is certified in Lead Safe Work

Practices. All workers are also certified or work under the supervision of the certified contractor. Safe

work practices are utilized during the rehabilitation and lead hazard reduction is observed by the

contractor and the Inspector. A visual assessment & a clearance test are performed at the completion of

the activity. Copies of verifying documents are maintained in every activity file.

Worker Protection: The ONS Inspector verifies that workers are using the proper PPE

Occupant Protection: Lead exposure is controlled by limiting the access to the work area by the

occupant & the workers to provide work area containment. The occupants may not enter the worksite

during lead hazard reduction activities. Reentry is permitted only after lead hazard reduction, paint

stabilization, maintenance, or rehabilitation activities are completed and the dwelling has passed a

clearance examination.

A clearance examination involves a visual assessment & dust testing to determine if the unit or worksite

is safe for occupancy. Clearance must be performed by a certified risk assessor or a certified lead-based

paint inspector. If the test results equal or exceed the designated standards, the dwelling unit, worksite,

or common area fails the clearance.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2019, there was a grassroots initiative to drive and measure action towards a community vision for a

thriving Abilene was led by ThriveAbilene and the Community Foundation of Abilene. ThriveAbilene is a

group of individuals, non-profits, and other agencies with similar missions communicating and

strategizing together rather than operating in silos to create a better place to live and work.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The SBDC provides business counseling free of charge to Abilene residents and businesses in a 17-county area surrounding Abilene. The SBDC assists businesses desiring to sell products or services to any level of government. The SBDC has taken a multi-faceted approach to enhance its outreach to women and minority business owners and want-to-be-owners. In order to assist Hispanic clients, the SBDC has a local volunteer fluent in Spanish, and access to a Hispanic counselor who is a part of the Northwest Texas SBDC in Lubbock and is in Abilene frequently to assist any clients that should request such. SBDC personnel attend Hispanic Leadership Council functions and the Director actively serves on the Hispanic Business Committee of the Abilene Chamber of Commerce.

The SBDC is a member of the Black Chamber of Commerce. The Director serves on the Small Business Committee of the Black Chamber and other SBDC staff attend many Black Chamber functions. The SBDC has partnered with the International Refugee Committee to educate the individuals who have moved to Abilene from other countries regarding business ownership in the United States. The SBDC also plans and actively participates in workshops targeting women and minority business owners. Another facet of the enhanced outreach is explaining viable alternative options for financing women and minority-owned businesses. The SBDC collaborates with the Abilene Housing Authority to provide workshops for low-income individuals who are considering starting a business.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Economic Self-Sufficiency Strategy is the specific action CDBG is taking through various programs and services; self-sufficiency improves the quality of life for the citizens of Abilene. One of these is the Family Self-Sufficiency Program, a HUD program that encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency. Public housing agencies work with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage.

Abilene's CDBG program is also instrumental to the Anti-Poverty Strategy through the following. CDBG funds have been used for a variety of activities, including job creation through downtown building rehabilitation/restoration (Section 108 Downtown Loan Fund), improving City infrastructure, rehabilitating houses for low- to moderate-income households. Abilene looks forward to being able to fund the Critical/Limited Repair Program. We are hopeful that funding will be requested in the future by Adult Protective Services Partners, and the Abilene Weatherization organization.

Federal HOME funds are also important aspects of the Anti-Poverty Strategy. HOME funds have been used for housing construction through CHDOs, home rehabilitation, and through the Single-Family Rehab/Reconstruction Program. To the extent that the City can reduce housing costs and give residents a feeling of empowerment through homeownership, the HOME program assists low- and moderate-

income families become homeowners through the First-Time Homebuyer Program.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

ONS incorporates FHEO into the planning, development, and public hearings of the 5-Year Consolidated Plan and Annual Action Plans. ONS will continue to include the participation of minority and special needs populations, including Black or African American and Hispanic leaders and providers of disability services. All City Departments, organizations, agencies, and churches will continue to be included in the invitations to these planning meetings and public hearings. ONS will continue to use the public hearing to receive input during the process, as well as in the forum of the City Council public hearing as the final step through the adoption of the Five-Year Consolidated Plan, the Annual Plan, and the Analysis of the Impediments to Fair Housing & Equal Opportunity.

The City Manager has authorized Planning & Development Director to appoint a “Single Point of Contact” for issues involving Fair & Equal Housing. The Division Manager for ONS was appointed as that contact. ONS staff continues to be active members of local organizations and networks, such as the West Texas Homeless Network, the Basic Needs Network & Disability in Action. ONS staff will continue a proactive outreach through all current forms of public media to neighborhood associations, churches, human service providers, non-profit organizations & the general public, with attention to reaching those of low/moderate-income and persons with disabilities. All meetings & forums are held in public facilities located in LMI areas. ONS will continue to be a City resource in addressing matters of housing and neighborhood conditions that come to the City’s attention. The City will strive to involve the ONS early in the planning and development process of multi-family housing. The City will continue to examine infill development issues and identify strategies to use infill development (both infrastructure & housing) to address the shortage of affordable and safe housing for all residents with continued attention to LMI families. ONS will incorporate Fair Housing networking through the auspices of the Mayor-appointed ONSAC to enhance current partnerships with community organizations in information sharing and identifying/addressing issues of housing and neighborhood conditions. The City strives to be responsive to public perspectives on housing and environmental code policies and practices through public information and local media. ONS will continue to proactively maintain attention to the broader socioeconomic and sociocultural limitations that create barriers for LMI households in finding safe and affordable housing, such as low wages, workforce stability & other contributing factors.

CR-40 - Monitoring 91.220 and 91.230

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

The ONS has procedures in place to determine program eligibility. ONS uses the Housing Rehab Pro Software to enter project information to develop a line-item bid document for each project. Each contractor receives the same document and time-frame. The Housing Inspector monitors the projects before, during, and after construction as well as the period of affordability for the HOME projects of the First-Time Homebuyer Program and Single-Family Rehabilitation/Reconstruction. The payment for work done is verified by the Inspector and the homeowner. The City has Purchasing policies in place that requires that costs are in line and finance policies that require multiple staff signatures on check requests. Each contractor must submit lien waivers when the final payment is requested.

ONS performs a one-year warranty inspection on each Critical/Limited Repair Program project, each Single-Family Rehabilitation/Reconstruction & First-Time Homebuyer. ONS collects proof of insurance after the one-year warranty period to make certain that the client is maintaining the home as their residence.

The ONS invites new contractors to participate in their programs. Information is maintained on the City of Abilene website, such as the contractor application and City of Abilene requirements. The City does not discriminate against minority or women-owned businesses.

ONS also performs in-house file audits before the file is closed. Compliance and monitoring of both the CDBG and HOME programs are the responsibility of the Neighborhood Initiatives Division of the Planning and Development Services Department. Staff reviews projects proposed by the City and eligible organizations for compliance with national objectives, the Consolidated Plan, local eligibility requirements, and City Council Guidelines. Monthly reports are collected for most programs to serve as an ongoing monitoring mechanism. Ongoing compliance and monitoring activities include the following:

- Projects proposed by eligible organizations will be reviewed by staff for compliance with eligibility requirements, national objectives, Consolidated Plan and City Council guidelines.
- An environmental review record will be prepared. The records will contain all assessments, findings, and pertinent information.
- Monitoring through monthly, quarterly, or annual reporting will be conducted on all programs offered through the City and through contractors and sub-recipients.
- Staff will monitor to ensure that Federal labor standards, bidding, and contract requirements are met.

- Prior to issuing reimbursement for any goods or services, the City will verify that the goods or services have been provided according to specific program requirements.
- An annual monitoring risk assessment and on-site visit, as applicable, will be conducted for contractors, subrecipients, and City services.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The ONS follows the Citizen Participation Process of public hearings to receive input during the report development process, as well as in the forum of the City Council public hearings as the final step through the adoption of the Five-Year Consolidated Plan, the Annual Plan, and the Analysis of the Impediments to Fair Housing & Equal Opportunity.

- Proactive outreach information to the public on means of identifying and addressing issues of housing and neighborhoods through media, churches, human service providers, neighborhood associations & other means, with attention to those means that would reach low/moderate income households & persons with disabilities;
- Procedures for all City departments to involve ONS as a partner in addressing matters of housing and neighborhood conditions that come to the City's attention through any departments;
- ONS also follows procedures to reach citizens by using public notices, email, posting flyers with Public Housing and the AHA as well as the ONS website. ONS records & tracks any actions taken in response to public concerns with housing and neighborhood conditions brought to the attention during the comment period.

The city held a period for public comment from June 21, 2019 to July 22, 2019. No comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

This is the Fifth and final year of the 2015-2019 Consolidated Plan. There were no changes in any of the goals and objectives that were identified and developed during research of this plan. The City of Abilene passed the CDBG Timeliness Test in that it did not exceed the 1.5 times its CDBG Entitlement Grant. ONS held 6 community meetings each one in a LMI Neighborhood.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Abilene, Office of Neighborhood Services (ONS) does not own any rental housing. ONS does assist with CDBG funding for Code Officers to work in the 15 LMI neighborhoods to eliminate Code Ordinance violations such as high weeds and grass, vehicles parking on unimproved surfaces, trash, and junk vehicles, and unsightly conditions. In addition, ONS does fund Condemnation and Demolition to eliminate houses and commercial properties that the City of Abilene, Building Officials deem to be unsafe. Those structures that are not condemned and that are occupied by their owner are directed to the ONS to determine if the unit and owner may qualify for the Single-Family Rehab/RECON Program. ONS's goal is to revitalize and sustain neighborhoods and allow citizens to stay in their homes and being independent.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

ONS continues to participate in various outreach opportunities to share program information. During PY19, staff provided a program information/resource booth at various events until the COVID-19 pandemic restricted in-person events. ONS participates in the West Texas Homeless Network. ONS shares information and remains informed of other resources and needs. ONS staff is available for speaking engagements and has participated in Fair Housing & Equal Opportunity activities, as well as providing public information. It is the mission of the ONS to strengthen Abilene neighborhoods through community development projects, programs, services, and housing assistance for low- to moderate-income households. ONS will continue to hold public meetings and public hearings in LMI neighborhood locations to encourage participation in the planning processes for CDBG & HOME funds. ONS is eager and available to discuss all programs, Fair Housing, Lead-Based Paint, neighborhood assessments, and any other housing topics whenever asked to attend.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

ONS carried over \$9,057.22 HOME PI from the FY2019 into FY2020. \$942.78 was used for a single-family rehabilitation project, IDIS Code 909. Many other HOME-funded projects were delayed due to the COVID-19 pandemic bringing many construction, non-profit, and City departments to a halt for some time due to in-person meeting restrictions.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City is involved at every opportunity available to foster and support affordable housing. We meet with neighborhood representatives, and future home buyers. It is a priority to build houses that LMI clients can afford to purchase. We also have worked with the CHDO to get them back on track and are monitoring them more closely.

We support in-fill development that is a initiative of Administration and City Council of the City of Abilene.

ONS places client houses in the City Council created and approved Abilene Empowerment Zone and in Target Neighborhoods at the top preference list. The client and house must meet all requirements and income qualifications.