



Year 4 - 2015-2019 Consolidated Strategic Plan

Annual Action Plan

FY 2018-19

DRAFT
June
2018

Community Development Department

101 N. College Street, Killeen, Texas

Executive Summary

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

1. Introduction

The Annual Action Plan (AAP) is a one-year planning document required from jurisdictions participating in U.S. Department of Housing and Urban Development (HUD) grant programs. The selected 2018-2019 projects are based on survey results from citizens, public service agency and civic organization representatives, local government and city officials, city planning and community development staff. The data collected and received during neighborhood planning meetings, advisory committee meetings and public hearings was combined to develop the Annual Plan ensuring that those projects funded would produce measurable outcomes while simultaneously achieving the City's five year Consolidated Plan.

The Annual Action Plan focuses on the proposed uses of two Federal Entitlement Programs funding resources for the FY2018-2019 planning period: CDBG and HOME Programs.

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 City will expend an estimated \$1,271,396.16 in Community Development Block Grant (CDBG) and Home Investment Partnerships Act (HOME) programs for varying levels of low and moderate-income persons and households by:

- Creating a suitable living environment through programs and financial resources that provide assistance and improvement of human performance, motivation, and productivity through providing resource referrals and case management for persons experiencing homelessness, tutoring and mentoring for youth, transportation for the elderly and families who

are victims of domestic violence, senior nutrition, and health care programs for the jurisdictions low and moderate income persons without health insurance.

- Administration of the CDBG and HOME Program Activities.
- Sustaining a suitable living environment through enhancements to public facilities and improvements with renovations to the Bob Gilmore Senior Center located in the North Killeen Revitalization Area and frequented by low-income elderly persons.
- Providing a suitable living environment and decent affordable housing through programs that provide opportunities that assist the most at-risk families who are faced with excessive gaps between housing costs and practical solutions and interventions that are associated with housing needs in connection with the deterioration of existing affordable housing stock owned and occupied by low income families, elderly and/or disabled individuals and families. Proposed programs for the 2018 program year include First Time Homebuyer Assistance with Repairs, rental security deposit program, tenant based rental assistance, rehabilitation of single and multi-family rental housing and re-development of affordable housing in target low income areas of the Killeen community.

3. Evaluation of past performance

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

An estimated 2,864 people will have received assistance through Public Service programs - \$136,189.65 of CDBG funds.

Nine (9) first time homebuyers will have been assisted through the HOME funded First Time Homebuyer Assistance Program and rehabilitation actions which ensure the property is in compliance with adopted property maintenance codes and ordinances.

Four (4) homeowners were assisted through the Housing Rehabilitation Program.

Eighteen (18) homebuyer education classes provided over 200 households with information on the process associated with purchasing a home. Buyers also received direct homebuyer counseling with specific review and discussion of credit worthiness and obligations of owning a home and paying a mortgage. One (1) post purchase education class was provided for households assisted under the First Time Homebuyer Program.

Seventeen (17) households will have received assistance with monthly rental subsidies made available through the jurisdiction's HOME funded Tenant Based Rental Assistance programs. Target populations were elderly persons, age 62 years and older, victims of domestic violence and/or sexual assault, veterans, and other households at-risk of becoming homeless.

Five (5) staff members will have worked over 11,920 hours in efforts to carry out the required planning, implementation, monitoring, and reporting of the city's CDBG and HOME programs throughout the past year. Planning and administration included conducting outreach to low-income persons and households that are eligible to receive assistance through funded activities, neighborhood/community planning meetings to receive input in determining community need, seminars from public and private stakeholders who serve special and target populations in need of housing, employment, child care, medical/health care, mentoring and education tutoring/training, transportation, nutrition, and other services that are needed within the community, and continued training from HUD and HUD approved technical assistance providers to maintain ongoing compliance with statutory and regulatory requirements associated with the funding. \$212,715.10 of CDBG and HOME program administration funds were used to achieve planning and administration costs over the past year.

The City estimates approximately \$1,208,503 of CDBG and HOME program funds will have leveraged more than \$251,181 in federal, state, and local resources for the Killeen community.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Two public hearings regarding the FY2018-2019 proposed activities were held. The public hearings offered citizen comment for a period of 30-days; June 11, 2018 through July 10, 2018. During a June 12, 2018 presentation to the City Council on the proposed annual action plan for fiscal program year 2018 (2018-2019). The public was encouraged to participate in the review and comment on the proposed action plan stating that, "...comments may be submitted through July 10, 2018 and that "comments received would be considered and the summary of changes will be incorporated into the jurisdiction's annual action plan for the fiscal year 2018 (October 1, 2018 – September 30, 2019)". The 30-day comment period concluded without receipt of comments. Information is provided via written correspondence and electronic mail formats, to public service agencies, civic, and faith based organizations. The Citizen Participation Plan describes the process for interested entities to contribute to the development of annual plans to address objectives and goals consistent with the five-year Consolidated Strategic Plan. All residents are afforded the opportunity to meet with City staff, to participate by attending neighborhood planning meetings, public hearings, and advisory committee meetings, and to submit proposals.

Citizen comments are accepted through various correspondence formats, from all citizens, public, private or civic organizations and are considered when funding various project requests. Participation of non-English speaking citizens is accomplished with publication, in Spanish language, of the Citizen Participation Plan, public notice of hearings, informational manuals, and guides on the CDBG and HOME Programs. Bilingual staff is available to translate program information on an individual basis and translators for other languages are available upon citizen's request.

Two community-planning meetings were held at the City of Killeen Human Resources building located at 718 N. 2nd Street, downtown Killeen, on February 8 and 21, 2018 by the Community Development Advisory Committee (CDAC), with presentations to attendees by the Community Development Staff. The planning meetings introduced the City’s federal grant programs and funding resources for the fiscal year 2018 to attendees, as well as solicited community input on housing and community development needs through a survey conducted with each separate group attending the meetings. During these annual planning meetings, the jurisdiction introduced a new polling platform to collect participant responses in prioritizing community needs for programs, services, housing, homelessness, facility and special needs of the community. Participants individually voted on activities from five categories – eligible for funding by both CDBG and HOME. Through those planning meetings, citizens, service providers, community leaders, and other interested parties were asked to elaborate their specific priority community needs which are displayed in the attached Community Planning Meeting Results document.

5. Summary of public comments

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

The city did not receive any public comments on this action plan or proposed projects.

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

No comments were not accepted.

7. Summary

The Community Development Advisory Committee (CDAC) recommended the following projects with subsequent approval by the Killeen City Council, on July 10, 2018:

CDBG Program Administration	\$196,080.80
Public Services	\$140,060.60
Public Facilities/Public Improvements	\$574,447.05

Housing -

Rehabilitation [incl. urgent repair and accessibility]	\$87,362.00
HOME Program Administration	\$ 48,849.98
CHDO Set Aside	\$ 65,801.70
First Time Homebuyer Assistance	\$100,000.00
Housing Redevelopment (new and rehab)	\$217,915.05
Tenant Based Rental Assistance and Security Deposit programs	\$210,262.00
TOTAL:	\$1,647,779.18

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	KILLEEN	
CDBG Administrator	KILLEEN	Community Development Department
HOPWA Administrator		
HOME Administrator	KILLEEN	Community Development Department
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The Killeen Community Development Department is responsible for preparing the consolidated submissions - Consolidated Strategic Plan (CSP), Annual Action Plan (AAP) and Consolidated Annual Performance Evaluation Report (CAPER) - to the Department of Housing and Urban Development in association with receipt of Community Development Block Grant (CDBG) and Home Investment Partnerships Act (HOME) funds. The entity office is physically located at 802 N. 2nd Street, Building E, Killeen, Texas 76541.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Killeen Community Development Department FY2018-2019 Annual Action Plan is the fourth plan year in the 5-year 2015-2019 Consolidated Strategic Plan (CSP) previously approved by HUD. Department staff, including staff from other City departments, prepare the information relative to overall housing and community development within and affecting the jurisdiction. Additionally, consultation with other local public and private entities aid in providing information on community needs. Combined, the participant comments and information gathered compliment the strategies identified and actions necessary in meeting goals and objectives in the CSP.

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))

In preparing the 2018-2019 Annual Action Plan, the jurisdiction held two (2) Community Planning Meetings and invited the public, along with more than 166 local religious entities, civic and non-profit organizations, specialized boards and commissions related to housing and human services, economic development, homelessness, special needs of non-homeless persons, veterans, historic preservation, financial and lending institutions, transportation, health and representatives of Fort Hood. The meetings were held on February 8 and 21, 2018 at 6:00 pm at the City of Killeen Human Resources community room in downtown Killeen. The meetings provided information on the program and eligible activities for both CDBG and HOME as well as incorporated discussion on priority community needs. The new polling platform to collect participant responses in prioritizing community needs for programs, services, housing, homelessness, facility and special needs of the community. Participants individually voted on activities from five categories – eligible for funding by both CDBG and HOME. The community needs were prioritized into three (3) categories - High, Low and No/None. Results of the two meetings are attached in the Appendix titled: Voice Your Choice Killeen-Results of Feb. 8 and 21, 2018 Community Planning Meetings.

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 City of Killeen is not a recipient of Emergency Solutions Grant (ESG) funding and does not belong to a Continuum of Care (CoC) other than that of the Balance of State (BoS). Information contained in this report was obtained from the Texas Homeless Network (THN) and the Central Texas Homeless Alliance (CTHA). The City of Killeen continues to be the lead entity in coordinating the annual "point-in-time" (PIT) homeless count, in Killeen, with combined efforts among other member agencies from the CTHA. The City continues to use its CDBG and HOME program funding to assist entities serving persons and

families, including those with children, who are experiencing homelessness and persons who are at-risk of becoming homeless. Such activities include salary assistance for case manager/resource manager positions and tenant based rental assistance for priority subpopulations (i.e. veterans, victims of domestic violence, elderly). Recent coordination was made with the homeless shelter operated by non-profit owner-Families In Crisis, known as Friends in Crisis. The program provides overnight shelter to homeless men, women, and families, overall assessment of housing and personal needs, 2 meals- dinner and breakfast along with showers, laundry, acute medical care, and referral to various agencies for additional support services are available to persons who choose to shelter at the facility.

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

There is no Continuum(s) of Care that specifically serve the jurisdiction's area since the human service agencies are applying for Continuum of Care funding through the Balance of State (BOS). The jurisdiction communicates individually with those entities providing human services and particularly services to persons experiencing homelessness and persons at-risk of homelessness. A small HMIS (homeless management information systems) grant was awarded to Central Counties (lead), Bell County Idigent Health Care Services, Salvation Army of Temple, and Families/Friends in Crisis. The HMIS provides for shared information among the participating entities ensuring a holistic approach in addressing homelessness.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	KILLEEN HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Killeen Housing Authority/Housing Authority of Killeen is the area public housing authority for 145 public housing units and administrator of 80(+/-) housing choice vouchers; the agency is a separate entity from the City of Killeen. The authority is participating in the Rental Assistance Demonstration (RAD) program and is concerned with generational poverty within public housing and works closely with area agencies in bridging gaps in education and services to help individuals and families out of poverty. The authority is also closely involved with addressing needs of homeless individuals and families in the community. Agency participated in community planning sessions.
2	Agency/Group/Organization	Bell County Human Services Killeen HELP Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bell County Human Services contracts with Workforce Solutions/Texas Workforce to provide child care assistance for parents receiving or transitioning off of public assistance, receiving or needing protective services, or are low-income. The child care is available to parents who work, attend school or participate in job training. Agency participated in community planning sessions. Additionally, Hill Country Community Action Association, a subcontracted agency on behalf of the entity, provides elderly, disabled, and extremely low-income households with energy and weatherization assistance.
3	Agency/Group/Organization	Bring Everyone in the Zone
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bring Everyone in the Zone (BEITZ) provided insight on military, veterans, and traumatic event survivors and family members and the continued need for confidential peer-to-peer support in cooperation with Veteran Service Officers aiding individuals with post-traumatic stress disorder (PTSD), providing referrals to professionals in the psychology/psychiatric fields and/or in filing benefit claims to which the individuals are entitled. Agency participated in community planning sessions.
4	Agency/Group/Organization	Communities In Schools of Greater Central Texas, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Community Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Communities in Schools of Greater Central Texas (CISCT) provides insight and assistance to at-risk children and their families associated with academic needs to low-income children and their families. Agency participated in community planning sessions.
5	Agency/Group/Organization	GREATER KILLEEN FREE CLINIC
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Greater Killeen Free Clinic provides acute medical care for individuals without health insurance and who are very low-income. More recently their efforts focus upon health education for persons with chronic disease i.e. diabetes, high blood pressure, vholesterol, etc. including Well Women exams, dental, and mental health. Agency participated in community planning sessions.
6	Agency/Group/Organization	FAMILIES IN CRISIS, INC.
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Families In Crisis provides the community with a variety of resources for housing homeless persons, domestic violence victims, and administering housing subsidies from various fund sources. Over the past 5-7 years the agency has expanded their mission by offering services where other entities did not have the staff or financial capacity to meet requirements of the funding source. Families In Crisis services include: shelter for women/men/families who are victim survivors of domestic violence, sexual assault/date rape; tenant based rental assistance for elderly, veterans, domestic violence survivors, households at risk of homelessness; and homeless individuals both male and female and homeless prevention and rapid-rehousing program (HPRP). Most recent additions to services include an over night shelter for men, women, and families. Agency participated in community planning sessions.
7	Agency/Group/Organization	HILL COUNTRY COMMUNITY ACTION ASSOCIATION, INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hill Country Community Action Agency serves as the action entity in assisting elderly and frail elderly with a variety of services to include; nutrition (Meals on Wheels); energy assistance (payment of utility costs, replacement of heat/ac unit, insulation, windows) to make the housing unit more affordable, and early education for children through Head Start services. The agency has also worked with housing developers in creation of affordable rental housing units in Killeen and other locations in their 11 county service area. Agency participated in community planning sessions. Agency recently is a subcontractor with Bell County to administer and manage grant programs of the County and now manages both the Killeen and Temple Texas Bell County Human Service HELP Centers.
8	Agency/Group/Organization	Bell County Mental Health Indigent Defense Program
	Agency/Group/Organization Type	Services-Persons with Disabilities Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bell County Mental Health Indigent Defense (BCMHD) program helps identify defendants with mental illness in the Bell County jail. Individuals are referred to the BCMHD for non-traditional specialized docket. BCMHD connects clients to social work services, local counseling, treatment programs, housing or medical services. The BCMHD mission is to reduce recidivism of indigent defendants with mental health concerns providing specialized court-appointed counsel and case management services. Agency participated in community planning sessions.

10	Agency/Group/Organization	CENTRAL TEXAS 4C
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Central Texas 4C, Inc. is a local non-profit organization that is a direct grantee for Head Start and Early Head Start programs [as of July 2015]. Central Texas 4C provides Head Start and early Head Start education services through 5 centers in Killeen. Head Start programs provide children and their parents with learning and age ability assessments to ensure the child has no learning disabilities and is prepared for school. Head Start programs also offer parents an opportunity to be involved in the child's learning process and interaction among other parents in a social environment. Agency participated in community planning sessions.
12	Agency/Group/Organization	Fort Hood Area Habitat for Humanity, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Fort Hood Area Habitat for Humanity (FHAHFH) serves the tri-county area of Bell, Coryell, and Lampasas Counties in Central Texas. Habitat provides housing opportunities to low-income families who are unable to obtain a private mortgage through traditional means. Habitat requires "sweat equity" of all of its participant households in working on their own home or homes of other habitat families. Guided by christian principles of caring for one another "partnership housing" was born out of answering the need for adequate shelter, simple - but decent homes built by working side by side with volunteers with the same conviction. Habitat homes are built with no profit and no interest with repayments used to build future homes for families in need. FHAHFH bridges the gap of homeownership for families that are unable to obtain a traditional mortgage loan. Agency participated in the community planning sessions.
13	Agency/Group/Organization	Heart of Central Texas Independent Living Center, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Community Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Heart of Central Texas Independent Living Center (HOCTIL) is a community based non-profit, non-residential service, advocacy and training organization operated for persons with disabilities by persons with disabilities. HOCTIL is dedicated to the promotion of independence for persons with disabilities through self-determination and to advocate for equal integrated access to community services, programs, activities and resources for persons with disabilities. HOCTIL serves people and their families in Bell, Coryell, McLennan, and Hill counties. Agency participated in community planning sessions.
15	Agency/Group/Organization	Girl Scouts of Central Texas, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Girl Scouts of Central Texas, Inc. (GSCTx) is a local non-profit organization first established around 1922 under the Girl Scouts Bluebonnet Council and in 2007 the Bluebonnet Council with 3 other Central Texas Councils joined to become Girl Scouts of Central Texas. The agency serves an average 410 girls ages 5 through 18 through more than 280 adult volunteers at the Killeen Service Center. GSCTx and Girl Scouts is a preeminent girls' leadership organization that builds courage, confidence, and character to make the world a better place. Agency participated in community planning sessions.
18	Agency/Group/Organization	Killeen Independent School District
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	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?	The Killeen Independent School District (KISD) Community Relations office is committed to working with other entities surrounding KISD to establish partnerships that will ultimately benefit the children of area communities. A growing concern within the school district is the number of children without proper nutrition and children who are homeless but housed with friends. The KISD provides information to area agencies to better serve the families as well as the children.
19	Agency/Group/Organization	Killeen-Heights Veterans Center
	Agency/Group/Organization Type	Other government - Federal
	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?	The Killeen-Heights Vet Center is one of many Veterans Centers across the country providing a broad range of counseling, outreach, and referral services to combat veterans and their families through adjustments and lifestyle changes that often occur after returning from combat. Services include individual and group counseling for Post-Traumatic Stress Disorder (PTSD), alcohol and drug assessment, and suicide prevention referrals - all of which are free of cost and are strictly confidential. Local office provided information relative to needs of veterans and their families suffering with post combat affliction.
20	Agency/Group/Organization	Fort Hood Area Association of Realtors
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fort Hood Area Association of Realtors (FHAAR) is composed of real estate professionals who have joined member associations of REALTORS and abide by the National Association of REALTORS stringent Code of Ethics. The FHAAR serves the cities surrounding Fort Hood military installation of Killeen, Harker Heights, Copperas Cove and Nolanville. The FHAAR members develop and promote programs and services which improve their ability to successfully conduct business with integrity, competency, and professionalism. The organization provided information on the housing market for the Killeen area.
21	Agency/Group/Organization	Apartment Association of Central Texas
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Apartment Association of Central Texas (AACT) is a professional trade organization representing the Rental Housing Industry. AACT has over 200 members including owners, management companies and businesses offering products/services to the industry. The purpose of the AACT is to further the professionalism and integrity of the multi-family housing industry through professional education, community awareness, and affirmative legislative representation and is a member of the Texas Apartment Association (TAA) and the National Apartment Association (NAA). The organization sponsors education events associated with fair and equal housing opportunities and is open to members and non-members. The organization provided information on the [apartment/rental] housing need for the community.
22	Agency/Group/Organization	Central Texas Homeless Alliance
	Agency/Group/Organization Type	Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Central Texas Homeless Alliance members strive to improve the quality of life of persons experiencing homelessness and bring awareness to the community by development of partnerships, identifying resources and main stream support opportunities leading to independence and self-sufficiency through a seamless continuum of quality and community services. The organization is comprised of various human service providers (non-profits) collaborating efforts in meeting the needs of homeless persons and persons at-risk of becoming homeless. Organization members participated in the community planning sessions.
23	Agency/Group/Organization	Central Texas Council of Government
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs 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?	The Central Texas Council of Governments' Housing Division is responsible for the majority of the Housing Choice Vouchers (HCV) for the Killeen community. There are an estimated 1,200 HUD HCVs in Killeen administered by the CTCOG-HD. The jurisdiction and its recipient agencies administering tenant based rental assistance continue to work with the CTCOG-HD in moving sub-populations from one short-term subsidy to a more permanent source for long term housing assistance; cuts at the federal level for rental subsidies continue to deter any progress in meeting the number of vouchers needed within the community. Agency was consulted on housing needs related to federal rental subsidies, the number of households receiving rental subsidy in the jurisdiction and the extensive waiting list for those housing subsidies.
24	Agency/Group/Organization	Heritage House of Central Texas
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Heritage House is a group of individuals from the public, private, and faith based sectors came together to address the gaps and shortfalls in our community's resources regarding the circumstances prompting the homeless enigma overwhelming our community. The agency is a nonprofit 501c3 organization dedicated to providing services to those who are homeless or at risk of homelessness in an effort to prevent and / or alleviate homelessness within our community

25	Agency/Group/Organization	CT Leadership Training and Development, LLC
	Agency/Group/Organization Type	Services-Education Business Leaders Professional Development
	What section of the Plan was addressed by Consultation?	community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CT Leadership Training and Development provides businesses with opportunity for growth through training sessions, implementing an education session for continuation of professional growth using tools that will improve performance and production within business communities through processes identified in Master Mind Groups.
26	Agency/Group/Organization	Teach Them to Love (T3L)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	T3L is a domestic violence outreach center and shelter for persons who are victims of domestic violence, sexual assault, and human trafficking. T3L is a nonprofit organization. Services are referral based and provides additional assistance with job placement and emotional support to clients.
27	Agency/Group/Organization	Killeen Empowerment Center
	Agency/Group/Organization Type	Services-homeless Services - Victims Food, Clothing, Mental Health needs

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	KEC empowers the community by providing services that address physical, social, educational and mental health needs. Killeen Empowerment Center is a 501c3 non-profit organization assisting children, adults and families in need. Our organization operates a food pantry, clothing closet, 12 step recovery program and provides information and assistance with the coordination of community resources.
28	Agency/Group/Organization	The Village United (Cooperative)
	Agency/Group/Organization Type	Services-Children Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village United (Cooperative) is a minority directed agency that provides collaborative effort among community leaders that seek to affect change in youth by creating opportunities focusing on social construct necessary to foster the spirit of entrepreneurship in our future leaders- our children.
29	Agency/Group/Organization	Adolescents, Young Adults who Drink and Drive (AYADD)
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	AYADD is a ministry non-profit organization located in Killeen, TX focused on educating and raising awareness of the dangers of alcoholism in young adults and teens. The organization offers awareness programs, educational lectures, preventive alcohol addiction counseling, and alcohol abuse counseling.
30	Agency/Group/Organization	Richard Allen Community Development Corporation
	Agency/Group/Organization Type	Regional organization Community Development Corporation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Richard Allen CDC owns and operates affordable rental housing in Killeen, TX. The organization was initiated and operates with funding sources from its investments (rent revenues) and Anderson Chapel African Methodist Episcopal Church.
31	Agency/Group/Organization	Food Care Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Nutrition
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy Community Need

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Food Care Center in Killeen, Texas, provides one-week of food items to clients who are in need through its food warehouse. By providing food items to cover households in between pay checks we are "standing in the gap" helping those who are hungry; The organization has provided for the Killeen community for thirty six years - this is our goal and compassion.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

Entities of various types are sought out annually and encouraged to participate in the city and community programs. No particular agency or type of service provider was intentionally left out or not consulted.

The jurisdiction usually consults with representatives from the Bell County Health District with regard to lead based paint hazards in the community. The jurisdiction invited representatives from the Bell County Health District to attend the Annual Community Planning Meetings; the agency did not attend this year.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Homeless Network	Texas Homeless Network is the lead agency in the Balance of State (BOS) providing technical assistance and training across the state and is the collaborative applicant for the Balance of State Continuum of Care that covers 216 counties - the Central Texas Homeless Alliance is a member of the BOS. The Consolidated Plan relies on resources and data from THN to address homeless prevention needs in the Killeen community.
Public Housing 5-year and Annual Plan	Housing Authority of Killeen	The plans each contain elements of shared housing goals for very low-income households and the efforts to continue to provide quality affordable housing through various resources.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The jurisdiction strives to consult with a variety of entities when seeking out and identifying community needs & resources to address the needs identified and develop new partners within the community - to serve the community.

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

Citizen participation is encouraged through varying media sources including publication in the local daily newspaper, public access channel, bulletin boards in municipal buildings and on the City's web site. The jurisdiction offered a prioritization of community needs survey during its annual planning meetings. The results are attached in the Appendix and are consistent with goals established in the 5-year Consolidated Strategic Plan. Opportunities to review eligible project types is presented from the HUD-CPD Guide to National Objective and Eligible Activities for Entitlement Communities whereby 5 broad categories are introduced (Housing, Special Needs Populations, Public/Human Services, Public Facilities/Public Improvements, Non-Housing Community Development Needs). A polling platform was made available for meeting attendees to identify within each broad category, the subcategory [they] thought had the greatest need by ranking the need as H=high, L=low, or N=no priority. Overall results included Housing-rehab/repair, homebuyer assistance, new construction ownership units, accessibility modifications for owner and renter units, rental assistance and transitional housing. Special Needs population priorities included: physically disabled persons, disabled veterans, elderly, frail elderly (over age 75), victims of domestic violence, and persons with mental illness, and youth exiting foster care (age 18 and younger). Priority needs in providing for Public and Human Services included: abused/neglected children [garnered 90% of the overall total for priority], battered/abused spouses, mental health services, seniors/elderly services, homeless services and services for disabled/handicapped persons. Community need for Public Facilities/Public Improvements included priority for: abused/neglected children, domestic violence; homeless facilities (no operating), health clinics, youth centers and facilities for persons with special needs, senior centers and water/sewer improvements. The final broad category for Non-Housing and community Development Needs had priority responses including: economic development-financial/ technical assistance [including actions like the Small Business Administration], Clearance and Demolition of unsafe structures, fair housing activities [housing/homebuying-selling expo] and public information associated with programs, services available.

Although presented as priorities, the need still remains for eligible entities to apply and successfully administer programs within the priority survey outcome.

The full results of the Community Planning Meetings are included within the Appendix.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Two meetings conducted - 27 attended February 8, 2018 and 37 attended February 21, 2018. More than 165 invitations were sent announcing the meeting and opportunity to participate in the annual planning process along with news paper publication of the events.	No comments were received on proposed projects.	No specific comments were not accepted.	http://www.killeentexas.gov/index.php?section=175

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	1st of 2 - held on June 12, 2018 with 12 persons registering as participants in the public hearing; none of those addressed the Killeen City Council regarding the 2018 action plan.	No comments were received on proposed projects.	No comments were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>2nd of 2 held on July 10, 2018 with 7 persons registering as participants in the public hearing; none of those persons addressed the Killeen City Council.</p>	<p>The jurisdiction did not receive comments on the FY2017 Annual Action Plan.</p>	<p>No comments were not accepted.</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Killeen, as an entitlement community, has anticipated funding from the Community Development Block Grant (CDBG) and Home Investment Partnerships Act (HOME) program. The City estimates continued receipt of funding under the Community Planning and Development (CPD) formula grants - CDBG and HOME however, the entitlement amounts continue to vary from year to year since the 5-year Consolidated Plan was presented in FY 2015.

For the program year (PY) 2018, both CDBG and HOME estimates include program income as well as reprogrammed funds from completed projects and a project that was not successful in the bidding process. CDBG continues to receive payments from housing rehab loans established for a maximum term of 36 months and a few prior code enforcement mowing liens. The program income from housing rehab loan estimates consider added and fully amortized loans leveling off around the 30th month which results in an average 14% decrease then adding new rehab loans results in program income estimates representing an annual realized amount of 86% of the amount to be received for the coming fiscal year. The jurisdiction's HOME program continues to receive predictable timely payments for loans provided for affordable rental housing development that is paired with housing tax credits in the amount of \$49,821 annually - these activities are have more significant years remaining on their amortization schedules as follows: one loan having 9 of 20 years remaining @ \$24,421.68 annually and another with 20 of 25 years @ \$25,400.05 annually.

During the 2018 program year, the City anticipates the use of PY2016 reprogrammed funding in the amount of \$209,248 (previously allocated to Girl Scouts of Central Texas for Killeen Service Center Rehab) and \$13,969.64 from completed projects- these funds are included in the 'Prior Year Resources'; and CDBG program income remaining from PY2016 and PY2017 program income totaling \$10,576.81. HOME program anticipates the use of PY2017 and anticipated PY2018 program income in the amount of \$99,643.48 from the loans, reprogramming of PY2016 Homebuyer Assistance Program funds in the amount of \$104,507.25. The jurisdiction will use 10% of its 2017 HOME program income, \$4,982.18 to supplement the 10% maximum for HOME Administration/Planning for the program year 2018 HOME program.

The City will continue to move forward with expenditure of funding for previously approved programs from prior years including: 2017 CDBG programs - Killeen Community Development Housing Rehabilitation Program, and 2016 HOME - Tenant Based Rental Assistance and 2017 First

Time Homebuyer Assistance Program with Repairs.

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	980,404	10,577	13,969	1,004,950	980,404	The estimated amount available for the remainder of the ConPlan is: \$980,404 based on the 4th Year allocation multiplied by 1 remaining ConPlan year; estimated program income of \$8,058* for the last year multiplied by 1 year. *includes a 14% reduction due to attrition of fully amortized housing rehab loans.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	438,678	99,643	104,507	642,828	487,499	The estimated amount available for the remainder of the ConPlan is \$487,499. based on the 4th year allocation multiplied by 1 remaining ConPlan year; estimated program income of \$48,821 per year from known loan repayments scheduled for the 1 remaining ConPlan year.

Table 5 - Expected Resources – Priority Table

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

The use of the jurisdiction's federal CDBG and HOME funds leverage other state, local, and private funds as identified in each applicant proposal request for funding. Estimated funds in the amount of \$225,354 will be leveraged and combined with the FY2018 allocations for both CDBG and HOME programs. Of that, Public Service programs will leverage an estimated \$107,709 of federal, state and local -public and private funds; City Departments will leverage an estimated \$55,000 of local public and private funds for the Bob Gilmore Senior Center renovations, and an estimated \$62,636 will be leveraged from public and private funds for use with the jurisdiction's HOME program funding to complete proposed projects in the jurisdiction. The Bob Gilmore Senior Center Renovations Project will also use \$209,248.00 of FY2016 reprogrammed funding.

The HOME program has a statutory requirement to provide 25% matching funds for every HOME dollar drawn from the Treasury. The jurisdiction has received a Match Reduction of 50% of the required mandate for FY2018 cycle. The jurisdiction will count contributions from its "rolling" balance from previous years of excess match contributions to meet this requirement.

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

The City does not anticipate addressing identified needs with publicly owned land or property located within the city limits.

Discussion

The jurisdiction encourages applicants, for its annual HUD funds, to seek additional resources to pair with CDBG or HOME funds in order to complete their programs and projects. This approach allows for additional community engagement and further participation in addressing community need resulting in a greater ratio of leveraging of resources outside of the HUD funds.

Encouragement and guidance is provided to all interested entities in making application for CDBG and HOME funds, particularly affordable housing providers for consideration as a Community Housing Development Organizations (CHDOs). The jurisdiction will be subject to de-obligation of program year 2016 CHDO (reservation) set aside funds because a qualified CHDO is not identified.

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	Planning and Administration	2015	2019	Planning and Administration	Grantee Boundaries North Killeen Target Area	Planning and Administration	CDBG: \$196,081 HOME: \$48,850	Other: 2 Other
2	Rehabilitation of Existing Units - DH1; DH2;	2015	2019	Affordable Housing	Grantee Boundaries North Killeen Target Area	Housing- Rehabilitation of Existing Owner Units Housing - Rehabilitation to Existing Rental Units	CDBG: \$87,362 HOME: \$217,915	Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Public Infrastructure and Improvements SL3	2015	2019	Non-Housing Community Development	North Killeen Target Area	Public Infrastructure and Improvements	CDBG: \$574,447	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6035 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services/Programs SL1; SL3	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Grantee Boundaries	Public Services/Programs	CDBG: \$140,061	Public service activities other than Low/Moderate Income Housing Benefit: 2617 Persons Assisted
5	Acquisition Assistance - Homebuyers- DH2; DH3	2015	2019	Affordable Housing	Grantee Boundaries	Housing - Acquisition Assistance Homebuyers	HOME: \$100,000	Homeowner Housing Added: 5 Household Housing Unit
6	Rental Assistance (tenant based) DH2	2015	2019	Affordable Housing	Grantee Boundaries	Housing - Rental Assistance (tenant based)	HOME: \$210,262	Tenant-based rental assistance / Rapid Rehousing: 33 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Planning and Administration
	Goal Description	<p>Planning and administration of the jurisdiction's Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs for FY2018 includes payment for: reasonable program administration costs and charges related to the planning and execution of community and housing development activities.</p> <p>\$196,080.80 CDBG entitlement-allowable 20%;</p> <p>\$48,849.98 HOME entitlement and 10% of FY2017 program income (\$4,982.18./10% FY2017 PI and \$43, 867.80 entitlement-allowable 10%)</p>

2	Goal Name	Rehabilitation of Existing Units - DH1; DH2;
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<p>Goal Description</p>	<p>Housing rehabilitation action undertaken during FY2018 will serve low-income owner households of single-unit residential structures preserving affordability, and maintain existing housing stock; reducing/removing lead paint hazards, and sustaining the independence of occupants through appropriate architectural barrier removal. Eligible structures will exist within the corporate city limits of the jurisdiction.</p> <p>Multifamily unit rehabilitation is also proposed for this program year under a new program titled North Killeen Housing Redevelopment Program (NKHRD) program. The NKHRD will focus on the aging and deteriorating units in the North Killeen Target Area whereby HOME funds will be used for construction related costs associated with reconstruction of affordable housing units targeting deteriorating units located within the boundaries of the City's designated North Killeen Revitalization Program area. The program will redevelop existing deteriorating single family owner occupied and single family rental housing units and develop new housing units on vacant properties where housing once was present. Area research will identify individual properties and owners, introducing program opportunities for funding redevelopment and new development of housing units; the HOME required affordability period is based on the type (ownership/rental) of housing and the amount of HOME funds used on individual project sites. Rental units provide low income households with affordable rent housing; Owner units ensure low income households have decent, safe and affordable housing.</p> <p>Instances that will render a project site (dwelling structure) ineligible include such a location or circumstance: determined by the Texas Historical Commission, to have historic significance requiring prescribed construction methods for the rehabilitation; is within a designated zone subject to flood hazards; is contaminated with toxic and/or radioactive materials; is within an unacceptable distance from known explosive or flammable operations; is in a military airfield operation or civilian airport runway clear zone, runway protection zone, or accident potential zone (CZ-APZ or RCZ/RPZ); or, is in a noise zone area with unacceptable noise levels.</p> <p>\$87,362.00 CDBG – (3 units proposed) Killeen Community Development Housing Rehabilitation Program will assist low-income owner occupants with urgent and minor repairs (rehabilitation) to their primary residence. CDBG funded Housing Rehabilitation program includes program delivery costs.</p> <p>\$217,915.05 HOME – (9 units proposed) North Killeen Housing Redevelopment program will rehab and reconstruct affordable owner and rental housing in the North Killeen Revitalization Area/North Killeen Target Area.</p> <p>Additionally, the Killeen First Time Homebuyer Assistance Program w/Repairs (rehab) will assist low-income owners occupants who have been assisted into homeownership through the homebuyer assistance program - the funds and household data will be tracked under the Acquisition Assistance-Homebuyers goal; proposed 5 units.</p> <p>Goal includes both CDBG and HOME funding.</p>
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3	Goal Name	Public Infrastructure and Improvements SL3
	Goal Description	<p>\$574,447.05 CDBG PY2018; \$209,248.00 CDBG PY2016 / \$55,000.00 (estimated City of Killeen General Fund) - Public Facilities Improvements to the Bob Gilmore Senior Center include asbestos abatement, renovation to existing restrooms, accessible entry and reception, lobby and staff offices, kitchen cabinets and counters, senior dining area, appliances, vent hood, roof, HVAC, flooring, electrical, plumbing, accessible parking, and covered entry.</p> <p>Public Facility Improvements will take place at 2205 E. Veterans Memorial Blvd., Killeen, Bell County, Texas. Census Tract 223/ Block Group 01. The project site is located low-income census tracts in North Killeen Local Target area and within Grantee Boundaries.</p>
4	Goal Name	Public Services/Programs SL1; SL3
	Goal Description	<p>The jurisdiction uses 15% of its annual CDBG funds, as permitted by regulation, to pay for costs associated with Public Services/Programs that benefit low to moderate-income persons. The PY2018 annual amount available for these activities is \$140,060.60 CDBG / \$107,709.00 federal, state, local public and private funding.</p> <p>Two of the 7 entities receiving an allocation of funds will provide: case management for homeless persons sheltering overnight at the Friends In Crisis homeless shelter-Families In Crisis (est. 325 persons) and, case management for persons who are homeless or at risk of homelessness to achieve self-sufficiency through a 10-step program, without federal subsidy-Heritage House of Central Texas (est. 80 persons). The 5 remaining entities will provide services to low income persons through case management/resource management for veterans, educational mentoring and parent participation associated with academic success, (est. 8305 persons) acute medical care for uninsured persons (est. 660 persons), nutritional meals for elderly and frail elderly persons (est. 152 persons), and client transportation services for elderly and victims of domestic violence (est. 565 persons). Combined public and human services programs will assist an estimated 2,617 extremely low- to moderate income persons during the fiscal cycle.</p>

5	Goal Name	Acquisition Assistance - Homebuyers- DH2; DH3
	Goal Description	<p>Acquisition Assistance - Homebuyers - funding for the First Time Homebuyer Assistance Program includes direct assistance to low- moderate-income first time homebuyers purchasing an existing single family dwelling structure within the corporate limits of the city. Funds provide for down payment and closing costs for households earning 60% to 80% of the area median income.</p> <p>Instances that will render a project site (dwelling structure) ineligible include such a location or circumstance: determined by the Texas Historical Commission, to have historic significance requiring prescribed construction methods for the rehabilitation; is within a designated zone subject to flood hazards; is contaminated with toxic and/or radioactive materials; is within an unacceptable distance from known explosive or flammable operations; is in a military airfield operation or civilian airport runway clear zone, runway protection zone, or accident potential zone (CZ-APZ or RCZ/RPZ); or, is in a noise zone area with unacceptable noise levels.</p> <p>\$100,000.00 HOME - (5 units proposed) Killeen First Time Homebuyer Assistance Program with Repairs (rehab) will assist first time homebuyers ensuring the unit meets adopted codes and ordinances.</p>

6	Goal Name	Rental Assistance (tenant based) DH2
	Goal Description	<p>Rental assistance (subsidy) including security deposits through tenant based rental assistance and security deposit programs assist special needs populations within the jurisdiction.</p> <p>Households participating in the tenant based rental assistance program (rental assistance including security deposit and first month rent) must have annual income considered as very low or not to exceed 50% of the area median income when first assisted. Monthly subsidy is based on the authorized unit for the number of persons in the household (by bedrooms) at the Fair Market Rent, a rate determined annually by HUD. Additional security deposit and first month rent are eligible in amounts not to exceed 2 times (2x) the chargeable monthly rent for the authorized unit size, and the first month rent beginning the date of move in to the end of that month - this program will be administered by Families In Crisis.</p> <p>The security deposit program, a stand alone program for eligible households earning 80% or less of the AMI who have adequate sources of income available to pay for rental units, will be administered by two separate entities - Heritage House of Central Texas and Bring Everyone In The Zone. Each entity counsels clients through budgeting and financial management and works with clients who can afford to pay ongoing monthly rental housing expenses, at the fair market rent rate, without additional government subsidy. The security deposit program will follow rules associated with HOME subsidized tenant based rental assistance programs where lease provisions, housing quality standards, occupancy based on number of persons in the household, and minimum 12 month lease terms will apply. Security deposit amounts are limited to 2 times the chargeable rent or the amount charged by the landlord, whichever is lesser.</p> <p>Together, the 3 entities will help extremely low to low-income households into affordable rental units within the jurisdiction.</p> <p>\$175,000 HOME - (10 units proposed) Families In Crisis will administer the tenant based rental assistance program to very low-income target populations within the Grantee Boundaries; HOME TBRA is not portable outside the jurisdiction.</p> <p>\$35,262 HOME - (23 units proposed) Rental Security Deposit Program through Heritage House of Central Texas and Bring Everyone in the Zone will administer the security deposit [only] program to low-income households within the Grantee Boundaries.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects funded for the FY2018 (2018-2019) fiscal year derive from applications received from eligible entities for the jurisdiction's priority housing and community development needs as identified in the citizen participation process.

Funding requests for CDBG housing, public facilities/improvements and public infrastructure and improvement activities totaled \$819,074.71 -124% in excess of the available amount of \$661,809.05. The Advisory Committee proportionally divided the available funds between the two eligible applications for housing and public facilities and improvements. Requests for CDBG funded public service/programs totaled \$147,060.60 - 5% in excess of the available \$140,060.60; 8 eligible applications were received for eligible public services/programs activities.

Funding requests for HOME program housing projects totaled \$759,333.12 - 44% in excess of the available \$528,177.05; The Advisory Committee proportionally divided the available funds between 5 eligible applications for housing activities.

The jurisdiction will set aside 15% of the total annual HOME grant in the amount of \$65,801.70 for future eligible Community Housing Development Organization (CHDO) activities. Although the jurisdiction continues to seek experienced Community Housing Development Organizations (CHDO), the jurisdiction does not currently recognize any particular entity as an eligible CHDO for this plan year.

Projects

#	Project Name
1	CDBG Administration
2	Killeen Housing Rehaulitation
3	Bob Gilmore Senior Center Renovations
4	Bring Everyone in the Zone Military Support Program-salary asst
5	Communities In Schools Greater Central Texas, Inc. Connections Program - salary asst.
6	Families In Crisis, Inc. - Client Transportation Program
7	Famiies In Crisis, Incl. Homeless Shelter Case Manager - salary asst.
8	Greater Killeen Free Clinic - Clinical Support -salary asst
9	HeritageHouse of Central Texas Empowerment Program - salary asst.
10	Hill Country Community Action Assn. Killeen Senior Meals - salary asst.
11	Killeen Elderly Transportation Program (direct asst. to beneficiaries)
12	North Killeen Housing Redevelopment Program

#	Project Name
13	Bring Everyone in the Zone - Client Security Deposit Assistance
14	Heritage House of Central Texas - Client Security Deposit Program
15	Families In Crisis, Inc. - Tenant Based Rental Assistance Program
16	First Time Homebuyer Assistance Program with Repairs (rehab)
17	CHDO 2018 Required Minimum Set Aside
18	HOME Program Administration

Table 7 - Project Information

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

The Community Development Advisory Committee (CDAC) recommended allocations to entities and projects that were consistent with the jurisdiction's 5-year Consolidated Strategic Plan as well as from the results of the annual Community Planning Meetings. Public Service funding is the most sought after subsidy for local non-profit organizations and often the CDAC must make critical decisions when reducing the amount of funding requests as it generally results in a lesser number of persons assisted from what is initially proposed in the application for funding. Additional priority needs identified in the plannin meetings will continue to go unserved until such time an a qualified applicant submits and eligible application for funding request.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Grantee Boundaries North Killeen Target Area
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$196,081
	Description	City of Killeen Community Development - local administration, planning, and monitoring of CDBG funded programs ~ Funds will be used to pay reasonable program administration costs and charges related to the planning and execution of community development activities assisted in whole or in part with funds provided under the CDBG program including staff and costs required for overall development of systems for assuring compliance with federal program requirements; program management through preparation of budgets, schedules, reports and other compliance document submission to HUD; monitoring of program activities and projects for progress and compliance; coordination with public, private, and governmental entities in the establishment and delivery of a unified vision for housing and community development actions; as well as the payment of salaries and overhead costs directly related to delivery of CDBG funded activities.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Killeen Housing Rehabilitation
	Target Area	Grantee Boundaries North Killeen Target Area
	Goals Supported	Rehabilitation of Existing Units - DH1; DH2;
	Needs Addressed	Housing- Rehabilitation of Existing Owner Units
	Funding	CDBG: \$87,362

	Description	Housing rehabilitation actions undertaken during will serve low-income owner households of single-unit residential structures preserving affordability, and maintaining existing housing stock. Project includes program delivery costs.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The jurisdiction estimates that 3 low-income owner occupants will be assisted through this program.
	Location Description	City wide-Killeen, Bell County, Texas: specific sites are unknown at this time.
	Planned Activities	CDBG funds will be used to address urgent and minor repairs to housing components as well as costs for major rehabilitation to stop deterioration of older housing units owned and occupied by low-income households; lead paint testing and hazard removal is included in the costs; architectural barrier removal will be included in accordance with existing household need. Additionally, funds will pay for the staffing and operating costs associated with the delivery of this program. Target population includes elderly persons age 62 years and older.
3	Project Name	Bob Gilmore Senior Center Renovations
	Target Area	North Killeen Target Area
	Goals Supported	Public Infrastructure and Improvements SL3
	Needs Addressed	Pubic Facilities Improvements-Public/NPOs
	Funding	CDBG: \$574,447
	Description	Funding for renovations to the Bob Gilmore Senior Center to include:
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6,035 low- and moderate- income elderly Killeen residents will benefit from the renovations at the Bob Gilmore Senior Center.
	Location Description	2205 E. Veterans Memorial Blvd. Killeen, TX - Census Tract 223 / Block Group 01

	Planned Activities	<p>This project includes renovations to the senior center located in north Killeen. Renovations include asbestos abatement, renovation to existing restrooms, accessible entry and reception, lobby and staff offices, kitchen cabinets and counters, senior dining area, appliances, vent hood, roof, HVAC, flooring, electrical, plumbing, accessible parking, and covered entry.</p> <p>both FY2018 funding-\$574,447.05 and FY2016 reprogrammed funding - \$209,248.00 will be used on this project.</p>
4	Project Name	Bring Everyone in the Zone Military Support Program-salary asst.
	Target Area	Grantee Boundaries
	Goals Supported	Public Services/Programs SL1; SL3
	Needs Addressed	Public Services/Programs
	Funding	CDBG: \$12,070
	Description	Public Service Program - salary assistance for the Resource Manager.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 650 veterans and their families will receive assistance in accessing community resources, and referrals by the Resource Manager.
	Location Description	204 Priest Drive, Killeen, Bell County, TX 76541
Planned Activities	<p>Case management, assistance in accessing programs and services, referral to appropriate programs intended for veterans and their families.</p> <p>It is reasonably expected that \$18,305.00 will be contributed from local public/private donations to the non-profit organization for this project.</p>	
5	Project Name	Communities In Schools Greater Central Texas, Inc. Connections Program - salary asst.
	Target Area	Grantee Boundaries North Killeen Target Area
	Goals Supported	Public Services/Programs SL1; SL3
	Needs Addressed	Public Services/Programs
	Funding	CDBG: \$21,000

	Description	Salary assistance for the Eastward Connections Program, program assistant.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 185 low-income children and their families will be assisted through the Eastward Connections program.
	Location Description	1608 E. Rancier Avenue, Killeen, Bell County, TX.
	Planned Activities	Children and their families enrolled in the Connections Program at Eastward Elementary school will be assessed to identify students at-risk of educational achievement. Participants will receive guidance, counseling, educational enhancement, tutoring, parent involvement and intensive case management based upon individual needs. It is reasonably expected that \$14,166.00 will be contributed from the local United Way and Killeen Independent School District (local public/private).
6	Project Name	Families In Crisis, Inc. - Client Transportation Program
	Target Area	Grantee Boundaries
	Goals Supported	Public Services/Programs SL1; SL3
	Needs Addressed	Public Services/Programs
	Funding	CDBG: \$2,500
	Description	Transportation services to necessary medical, legal, law enforcement, and social service programs for domestic violence survivors and other persons who are homeless or at-risk of homelessness.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 500 low-income domestic violence survivors will be assisted.
	Location Description	Safe Location - Killeen, Bell County, Texas. Census Tract 226, Block Group 1.

	Planned Activities	Families in Crisis will administer transportation services for victims under the domestic or family violence laws, to safe shelter from designated locations to necessary medical, legal, law enforcement and social service appointments through paid services (taxi) at times when other means of transportation are unavailable. It is reasonably expected that \$2,500.00 will be contributed from the Department of Health and Human Services (federal).
7	Project Name	Families In Crisis, Incl. Homeless Shelter Case Manager - salary asst.
	Target Area	Grantee Boundaries North Killeen Target Area
	Goals Supported	Public Services/Programs SL1; SL3
	Needs Addressed	Public Services/Programs
	Funding	CDBG: \$20,000
	Description	Salary assistance for the homeless shelter case manager at Friends in Crisis (homeless shelter) to provide case management for clients who are homeless and at-risk of homelessness.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 325 very low-income homeless/at-risk of homelessness persons will be assisted.
	Location Description	412 E. Sprott Avenue, Killeen, Bell County, Texas - Friends In Crisis Homeless Shelter. Census Tract 226, Block Group 4.
	Planned Activities	The Case manager will provide homeless/ at-risk of homelessness persons with appropriate referrals to programs and services within the community ensuring the client receives adequate support services to end homelessness and/or appropriate educational/informational and referral services to prevent homelessness. It is reasonably expected that \$9,497.00 will be contributed from private donations (local).
8	Project Name	Greater Killeen Free Clinic - Clinical Support -salary asst.
	Target Area	Grantee Boundaries North Killeen Target Area

	Goals Supported	Public Services/Programs SL1; SL3
	Needs Addressed	Public Services/Programs
	Funding	CDBG: \$27,000
	Description	Partial payment of salary for one full-time Clinic Administrative Assistant.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 660 low-income uninsured persons will benefit from acute care, diagnostic testing (labs, xrays, etc.), specialty referrals to participating area hospitals, dental referrals. The position will ensure these services are properly coded, tracked and results posted to client charts. The position requires complex referrals and training as a certified Community Health Worker.
	Location Description	718 N. 2nd Street Suite A, Killeen, Bell County, Texas 76541
	Planned Activities	The Clinic Supervisor will direct the treatment of low-income uninsured Killeen patients with acute illness, chronic disease, and disease management, mental health assessment and treatment or referrals. It is reasonably expected that \$10,080.00 will be contributed Metroplex Health System-Adventist Health Care and Greater Killeen Free Clinic (local private/public).
9	Project Name	Heritage House of Central Texas Empowerment Program - salary asst.
	Target Area	Grantee Boundaries North Killeen Target Area
	Goals Supported	Public Services/Programs SL1; SL3
	Needs Addressed	Public Services/Programs
	Funding	CDBG: \$5,000
	Description	Payment of salary for the Empowerment Program Client Advisor
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 80 homeless persons and their families will benefit from this program.
	Location Description	1103 N. Gray Street, Killeen, Bell County, TX 76541

	Planned Activities	<p>Payment of partial salary for the Empowerment Program Client Advisor who will assist homeless individuals and homeless families with children with accessing appropriate services and programs, develop and manage the client's action plan for becoming and remaining self-sufficient without government subsidy.</p> <p>It is reasonably expected that \$10,080.00 will be contributed from the organization's Board of Directors, Bell County, and other local donations to the organization (local private, public).</p>
10	Project Name	Hill Country Community Action Assn. Killeen Senior Meals - salary asst.
	Target Area	Grantee Boundaries North Killeen Target Area
	Goals Supported	Public Services/Programs SL1; SL3
	Needs Addressed	Public Services/Programs
	Funding	CDBG: \$9,490
	Description	Payment of salary for a meal delivery driver for the Killeen Senior Meals Program.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 152 elderly persons will benefit from the senior meals program.
	Location Description	916 R.A. Abercrombie Drive, Killeen, Bell County, TX Census Tract 223 / Block Group 02
	Planned Activities	<p>Partial payment of salary for one employee who will prepare and deliver meals for the Killeen Senior Meals Program Monday-Friday to elderly, home-bound residents, age 62 and older, in Killeen, targeting the low-income and frail elderly. The employee will load congregate and non-congregate meals into the delivery vehicle and make deliveries at specified locations (senior centers and elderly housing complex community kitchens) and to individual addresses of clients.</p> <p>It is reasonably expected that \$3,161.00 will be contributed from Bell County (local public).</p>
11	Project Name	Killeen Elderly Transportation Program (direct asst. to beneficiaries)
	Target Area	Grantee Boundaries North Killeen Target Area

	Goals Supported	Public Services/Programs SL1; SL3
	Needs Addressed	Public Services/Programs
	Funding	CDBG: \$50,000
	Description	Payment of costs associated with transportation services for low-income elderly Killeen residents.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 165 low-income elderly Killeen residents, age 62 years and older will benefit from the program.
	Location Description	802 N. 2nd Street, Bldg. E, Killeen, TX 76541 Census Block 235 / Block Group 2
	Planned Activities	The program will provide transportation services for low-income elderly Killeen residents to local grocery shopping, medical appointments, social appointments (senior centers, worship services), and to appointments to meet individual needs in a safe, reliable and affordable mode while sustaining independence and quality of life while aging.
12	Project Name	North Killeen Housing Redevelopment Program
	Target Area	North Killeen Target Area
	Goals Supported	Rehabilitation of Existing Units - DH1; DH2;
	Needs Addressed	Housing- Rehabilitation of Existing Owner Units Housing - Rehabilitation to Existing Rental Units
	Funding	HOME: \$217,915
	Description	Preservation of existing housing stock; Rehabilitation including reconstruction affordable owner and rental housing in the North Killeen Revitalization area/North Killeen Target Area.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	9 affordable housing units redeveloped/preserved benefitting low-income households - estimated rental (5 units) and owner housing (4units) will access funding to rehab the units, including reconstruction, thereby preserving affordable rental and owner units in the North Killeen Revitalization Area/North Killeen Target Area.

	Location Description	802 N. 2nd Street, Bldg. E, Killeen, TX 76541 - Killeen Community Development Department. Census Tract 235 / Block Group 2 for project administration; individual sites are not currently identified.
	Planned Activities	<p align="LEFT">The North Killeen Housing Redevelopment Program (North HRD) will target deteriorating housing units located within the boundaries of the City's designated North Killeen Revitalization Program area. The program will encourage owners to participate in redeveloping existing deteriorating single family owner occupied and commercial and single family rental housing units and developing new housing units on vacant properties. HOME funds will be used for construction related costs associated with reconstruction and new construction of affordable housing units - where housing previously existed.</p> <p align="LEFT">Area research will identify individual properties and the owners introducing the program opportunities for funding redevelopment and new development of housing units; Project plans and specifications will be developed, bid, and awarded and implemented. Completion will conclude with a lien placed on the property for the duration of the HOME required affordability period based on the type ownership/rental) of housing and the amount of HOME funds used on the individual project sites.</p>
13	Project Name	Bring Everyone in the Zone - Client Security Deposit Assistance
	Target Area	Grantee Boundaries
	Goals Supported	Rental Assistance (tenant based) DH2
	Needs Addressed	Housing - Rental Assistance (tenant based)
	Funding	HOME: \$22,762
	Description	Funds used to provide low income eligible households with security deposit assistance - local matching funds will provide first month rent.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	HOME funds will be used to provide low income eligible Veterans and their families, including surviving spouses, with security deposit for 15 client households who are determined eligible and have the ability to sustain housing expenses. HOME funds will provide the security deposit and matching funds will provide first month rent.
	Location Description	204 Priest Drive, Killeen, Texas 76541 Census Tract 235 / Block Group 2-program administration. Clients will be able to select the rental unit located within the grantee boundaries; assistance is not portable.

	Planned Activities	This is a security deposit only program provided to participating client households in need of security deposit assistance. The program will provide eligible households earning 80% or less of the AMI who have adequate income sources available to pay for ongoing rental housing expenses. Housing units will be inspected and must meeting applicable housing standards; rental contracts will include prohibited lease provisions and be executed for a minimum of 12 months. Security deposit assistance is limited to a maximum of 2 times the contract rent or the amount charged by the landlord whichever is lesser. Assisted households will receive financial counseling and budget management counseling from the administering agency.
14	Project Name	Heritage House of Central Texas - Client Security Deposit Program
	Target Area	Grantee Boundaries
	Goals Supported	Rental Assistance (tenant based) DH2
	Needs Addressed	Housing - Rental Assistance (tenant based)
	Funding	HOME: \$12,500
	Description	Security deposits for eligible households with security deposit assistance - local matching funds will provide first month rent.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	HOME funds will be used to provide low income eligible households, with security deposit for 8 client households who are determined eligible and have the ability to sustain housing expenses. HOME funds will provide the security deposit and matching funds will provide first month rent. An estimated 8 households will be assisted with security deposits.
Location Description	Clients will be able to select the rental unit located within the grantee boundaries; assistance is not portable.Clients will be able to select the rental unit located within the grantee boundaries; assistance is not portable.	

	Planned Activities	This is a security deposit only program provided to participating client households in need of security deposit assistance. The program will provide eligible households earning 80% or less of the AMI who have adequate income sources available to pay for ongoing rental housing expenses. Housing units will be inspected and must meeting applicable housing standards; rental contracts will include prohibited lease provisions and be executed for a minimum of 12 months. Security deposit assistance is limited to a maximum of 2 times the contract rent or the amount charged by the landlord whichever is lesser. Assisted households will receive financial counseling and budget management counseling from the administering agency.
15	Project Name	Families In Crisis, Inc. - Tenant Based Rental Assistance Program
	Target Area	Grantee Boundaries
	Goals Supported	Rental Assistance (tenant based) DH2
	Needs Addressed	Housing - Rental Assistance (tenant based)
	Funding	HOME: \$175,000
	Description	HOME funding for monthly rental subsidy, including associated security deposit, for very low- and extremely low-income Killeen residents who are currently on the Housing Choice Voucher (section-8) or public housing waiting list.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 households, currently on the HCV/Section-8 or Public Housing wait list, will be assisted with security deposit, first month rent, and monthly rental subsidy.
	Location Description	Clients will be able to select the rental unit located within the grantee boundaries; assistance is not portable.1305 E. Rancier Avenue, Killeen, TX 76541, Census Tract 226 / Block Group 1 - program administration.
	Planned Activities	Monthly rental subsidy, including associated security deposits, for very low- and extremely low-income households within the jurisdiction, who are on the HCV/Section -8 or Public Housing waiting list from either administrator - Housing Authority of Killeen or Central Texas Council of Governments-Housing Division.
16	Project Name	First Time Homebuyer Assistance Program with Repairs (rehab)

	Target Area	Grantee Boundaries North Killeen Target Area
	Goals Supported	Rental Assistance (tenant based) DH2
	Needs Addressed	Housing - Rental Assistance (tenant based)
	Funding	HOME: \$100,000
	Description	Funding for down payment, closing costs for the purchase of an existing dwelling structure and for code compliant repairs (rehab).
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 5 households will be assisted through this program.
	Location Description	802 N. 2nd Street, Bldg. E, Killeen, TX 76541- Census Tract 235 / Block Group 02 - program administration only. Clients will be able to select an existing housing unit from within the grantee jurisdiction.
	Planned Activities	HOME funds will be used to provide down payment and closing cost for the purchase new and existing homes, and for code compliant repairs (rehab) to existing homes. Code compliant repairs are those repairs compliant with the governing code for property maintenance of existing buildings, and that have been adopted by the jurisdiction; the International Code Council (ICC) International Property Maintenance Code (IPMC) constitutes minimum requirements and standard for premises, structures, equipment, and facilities, the occupancy of existing structures and premises for administration, enforcement, and penalties. The City of Killeen Community Development Division Housing Rehabilitation Construction Specifications for HOME and CDBG is adhered to during rehabilitation actions.
17	Project Name	CHDO 2018 Required Minimum Set Aside
	Target Area	Grantee Boundaries
	Goals Supported	Acquisition Assistance - Homebuyers- DH2; DH3
	Needs Addressed	Housing - Acquisition Assistance Homebuyers
	Funding	HOME: \$65,801
	Description	15% set aside required for Community Housing Development Organizations (CHDOs)

	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	No estimate is provided; the jurisdiction does not have an eligible CHDO entity
	Location Description	
	Planned Activities	No planned activities at this time.
18	Project Name	HOME Program Administration
	Target Area	Grantee Boundaries North Killeen Target Area
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$48,849
	Description	Funding for administration and planning of HOME program activities.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	802 N. 2nd Street, Bldg. E, Killeen, TX 76541, Census tract 235 / Block Group 2 -program administration

	<p>Planned Activities</p>	<p>Local administration, planning, and monitoring of HOME Program funded activities. Funds will be used to pay reasonable program administration costs and charges related to the planning and execution of housing and housing related activities assisted in whole or in part with funds provided under the Home Investment Partnerships (HOME) Program including staff and costs required for overall development of systems for assuring compliance with federal program requirements; program management through preparation of budgets, schedules, reports and other compliance document submission to HUD; monitoring of program activities and projects for progress and compliance; coordination with public, private, and nonprofit community housing development organizations (CHDOs) in the establishment and delivery of a unified vision for increasing the availability of affordable housing and retaining existing affordable housing stock [both rental and owner] for low and moderate income families and households; as well as the payment of salaries and overhead costs directly related to delivery of HOME funded activities.</p>
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AP-50 Geographic Distribution – 91.220(f)

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

The City of Killeen and its subrecipients will undertake activities in both the local target area and jurisdiction wide. The local target area - North Killeen Local Target Area (Large and Small) is identified in the jurisdictions 2015-2019 Consolidated Plan.

Other than public infrastructure and improvements, and public facilities and improvements publicly owned or non-profit owned activities - remaining activities and projects will be delivered city wide to eligible low-income persons and households.

The North Killeen Local Target Area encompasses census tracts 226, 228.01, 229, and 235 in their entirety; 2 partial census tracts are included in the local target area, which are 230 and 222. One other census tract is included due to the number and concentration of low-income households - 231.04. Each of these census tracts have above average (greater than 51%) concentrations of low-income households, aging infrastructure, deteriorating residential dwelling units or units in need of rehabilitation to maintain their standard housing status. The local target area also contains a smaller area within the large area where housing stock construction pre-dates 1950 and infrastructure is also aging and in need of upgrades and or replacements. Low income is defined by HUD as a household having gross annual income, as adjusted by household size, equal to or less than 80% of the area median income. The Killeen-Temple, TX is the metropolitan statistical area (msa) governing the Killeen geographic area. A low-income target area is an area consisting of US Census Tracts and Block Groups containing where 51% or more low-income persons reside. Each of the census tracts in the North Killeen Local Target Area meet the definition of a low-income census tract [having 51% or more of the population within the tract having income at or below 80% of the area median income]. Three partial census tracts are included in the North Killeen Target Area that, according to HUD CPD Map data, do not meet the definition of a low-income census tract however, these census tracts contain poverty level households within those tracts with an average of 34.93% experiencing housing cost burden.

For Program Year 2018- 59% (\$574,447.05) of the jurisdiction's CDBG funding and nearly fifty percent (49.7% - \$217,915.05) of the jurisdiction's HOME funding will be directed to the North Killeen Target Area working on renovating the local Bob Gilmore Senior Center (CDBG) and the North Killeen Housing Redevelopment program (HOME). The location of the senior center is such that it is located in the older North side of Killeen in Census Tract 223/Block Group 1 with an 83.9% population of low-income persons which are 39% minority populations.

Geographic Distribution

Target Area	Percentage of Funds
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Target Area	Percentage of Funds
Grantee Boundaries	44
North Killeen Target Area	56

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Consolidated Plan indicates that the jurisdiction will consider projects and activities that are within the local target area - North Killeen Target Area - specifically but also to include those particular census tracts where 51% or more to the population is low-income. The jurisdiction received two applications for funding that are within the North Killeen Target Area- Killeen Community Development - North Killeen Housing Redevelopment program and the Killeen Community Services - Bob Gilmore Senior Center Renovations project. The bulk of the remaining funds are not allocated specifically to a "target area" but are allocated to programs and services that serve low-income persons within the "Grantee Boundaries".

Discussion

Although the jurisdiction identifies two geographic target areas to focus expenditures, the Killeen CDBG and HOME programs are not specifically limited to those areas since the jurisdiction has several pockets of the community that contain low-income households. Low-income households access programs and services that are provided by area entities, like Greater Killeen Free Clinic, Families In Crisis, and other agencies or programs that have received an allocation of either CDBG or HOME program funds. Likewise, the Killeen Community Development Housing Rehabilitation Program assists low-income households across the grantee's boundaries and not in the specific target area(s). The HOME Program-First Time Homebuyer Assistance Program provides low-income households assistance for purchasing a home within the grantee's boundaries, without directing assistance to any particular area within the jurisdiction as well as the FIC-TBRA, Bring Everyone in the Zone, and Heritage House of Central Texas security deposit programs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Through the use of CDBG and HOME program funds for the Program Year 2018 (2018-2019), the jurisdiction estimates the following one year goals for the number of persons expected to be assisted and or benefit from its affordable housing efforts.

All affordable housing programs accept applications on a continuous basis until allocated funds are exhausted. It is estimated that 3 households will be assisted through the Housing Rehabilitation Program with 3 those households having special needs; and First Time Homebuyer Assistance Program with Repairs (rehabilitation) will assist 5 non-homeless households (5 acquisition with that same 5 receiving housing rehab assistance for 5 total). The newly proposed Tenant Based Rental Assistance program and 2 Security Deposit programs anticipate assisting 33 non-homeless households with affordable housing. Prior year (PY2016) HOME funded TBRA will continue to assist 6 non-homeless households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	44
Special-Needs	3
Total	47

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	39
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	47

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

Discussion

The jurisdiction is estimating the number of households to be supported through its continuous CDBG funded housing rehabilitation program-assisting existing single family homes owned and occupied by low-income home owners. The HOME funded programs - First Time Homebuyer Assistance Program with Repairs (HAP w/Repairs) continues to provide first time homebuyers with down payment and closing cost assistance and rehabilitation to existing homes with rehab to the unit meeting locally adopted International Property Maintenance Code (IPMC) and Uniform Property condition standards (UPCS).

(Rehab of Existing Units) **Killeen Housing Rehabilitation Program** - The jurisdiction will provide rehabilitation actions to single family housing units owned and occupied by low-income households within the jurisdiction. The jurisdiction estimates the racial and ethnic of participant households as follows: 66% Black, non-Hispanic; 33% White with 33% of those Hispanic. Additionally, 3% are estimated to be from other racial groups with 33% of those Hispanic. It is estimated that 3 households anticipated to be assisted will be persons with special needs. The **North Killeen Housing Redevelopment Program** - The jurisdiction anticipates providing rehabilitation/reconstruction actions to single and multi-family housing units in the North Killeen Revitalization Area. Participating units will be owned by homeowners and/or owned by landlord owners who seek to preserve the existing affordable housing stock; reduce/remove lead paint hazards, and/or reconstruct new housing where deteriorated housing once existed. The jurisdiction estimates the racial and ethnic composition of participant households as follows: 67% Black, non-Hispanic; 32% White, non Hispanic. Additionally, an estimated 1% is estimated to be from other racial groups.

(Acquisition of Existing Units) **First Time Homebuyer Assistance with Repairs (Rehabilitation)** - The jurisdiction reasonably expects to provide down payment and closing cost assistance, up to \$7,500, to first time homebuyers purchasing within the corporate city limits of Killeen. Additional rehabilitation actions to the assisted unit will ensure the property is compliant with adopted local codes and ordinances as well as meeting the uniform property condition standards (UPCS). The jurisdiction estimates the racial and ethnic composition as follows: 49% Black of those- 5% Hispanic; 31% White with 15% of those Hispanic, and 20% considered at Other Multi-racial with 100% of those having Hispanic/Latino origin.

Current and previously funded (PY2016) - (Rental Assistance) **Tenant Based Rental Assistance (TBRA) and Client Security Deposit Programs (TBRA SD)** – The jurisdiction reasonably expects to provide monthly rental assistance (subsidy) to low-income households within the jurisdiction. The jurisdiction estimates the racial and ethnic composition of participant households as follows: 50% Black, non-Hispanic; 30% White with 30% of those Hispanic; and 20% Other Multi-Racial with 50% of those Hispanic. A majority of the participants will be large households of 4 or more persons that will occupy units containing 2 or more bedrooms. *The one year goal projections do not reflect the previously funded*

TBRA program since continued funding to currently assisted households is ongoing through lease expirations.

AP-60 Public Housing – 91.220(h)

Introduction

The City continues to support Killeen Housing Authority (KHA) initiatives to promote the benefits and positive aspects of public housing by continuing to:

- Support residents' participation in development of public housing authority (PHA) Plans.
- Support the replacement of public housing and the feasible rehabilitation of existing units.
- Provide resources, as available, to subsidize the PHA's available maintenance and modernization funds.
- Support the PHA's initiatives to guarantee safe, suitable, and affordable housing.
- Support the PHA's initiatives in completing the requirements for the Rental Assistance Demonstration (RAD) program Housing Assistance Program (CHAP) award in the conversion of Moss Rose and High View public housing units to project based vouchers.

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

Public housing residents will be encouraged to participate in the jurisdiction's first time homebuyer assistance program.

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

At present, public housing residents remain involved in the activities and programs offered and provided by the Housing Authority. Public housing residents are involved in the RAD-CHAP award and continue to work closely with the HA staff during the conversion process. The transaction review and financing was completed by HUD and the HA had a ground breaking ceremony on the new project site. Construction continues to be underway with completion anticipated in September 2018; preleasing is scheduled for August 14, and 15, 2018.

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

The Killeen Housing Authority remains a designated "High Performer" by HUD. The jurisdiction will continue to provide technical, financial, or other assistance as necessary to help the PHA improve its operations and to help maintain its distinguished designation.

Discussion

Although considered small, the Housing Authority of Killeen takes great strides in meeting the needs of its public housing residents by providing access and opportunity to programs and services within the jurisdiction. Most recently the PHA scheduled an event in honor of National Night Out providing options for community gathering, mingling, grilled hot dogs with chips and drinks, family games, and a "getting to know your community" quiz.

The PHA expects to continue community events once the RAD conversion takes place with the Moss Rose units.

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

Introduction

City staff continues to work with interested entities in planning and developing programs and facilities that would serve homeless persons transitioning to permanent housing. The interchanges would likely result in activities eligible for future City CDBG and/or HOME funds as well as other federal, state, or other public or private funds.

Both CDBG funded Families in Crisis-Homeless Shelter Case Manager and Heritage House of Central Texas-Empowerment programs provide services to persons experiencing homelessness in the Killeen community.

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

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

The jurisdiction continues to work with Heritage House of Central Texas in providing funding for a client advisor for homeless persons and families: Families In Crisis continues to provide overnight shelter to homeless persons in Killeen. The City will continue to work with the Central Texas Homeless Alliance (CTHA) in the annual point-in-time count. Additionally, as opportunities arise, the jurisdiction will provide support through letters of consistency, technical guidance, and monetary allocations as funding permits.

Specific advertising of services is generally not necessary since agencies within the jurisdiction, county, and state provide referrals among each other. The State of Texas 211 Assistance program also provides individuals with information on services and programs that are within the [caller's] proximity or location.

Addressing the emergency shelter and transitional housing needs of homeless persons

Families In Crisis continues to operate the Friends In Crisis homeless shelter. The shelter has the ability to provide 70+ beds for overnight shelter to homeless individuals and families. Families In Crisis also is a direct referral agency for the Veterans Assistance Supportive Housing (VASH) voucher program and rapid re-housing assistance. Persons who have income and are able to maintain housing are assisted through the tenant based rental assistance program. Other homeless individuals and families may choose to participate in the Empowerment Program offered by Heritage House of Central Texas.

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 continues to provide funding for programs, services, and options for housing homeless individuals with both of its HUD formula grants, as eligible; this in itself is not an easy task. Prevention of homelessness requires a full and comprehensive individualized assessment along with a program which may include tasks and thorough processes that many individuals perform on a daily basis and without serious thought. Simple planning tasks such as cooking or budgeting expenses between pay periods coupled with use/abuse of alcohol or drugs, mental illness, or physical or developmental disabilities increase the potential for the return to homelessness. Continued support services, with extended or longer term case management is generally required to achieve successful integration and self-sufficiency, lack necessary funding at all levels - even with matching funds from other federal, state, or local sources - to serve persons experiencing 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 jurisdiction will continue to use its HUD formula grants to provide housing and support services to help low and extremely-low income households from becoming homeless including assistance to those persons being discharged from publicly funded institutions, and those persons receiving public health, social services, employment, education, or youth needs through coordination with those entities providing such services within the community, and to new entities seeking to provide such services. Eligible services may be funded through the CDBG program and those services incorporating housing needs that can be addressed through either the CDBG and/or HOME programs.

Discussion

Resources continue to decrease from local public or private contributors leaving only those 'seasoned' entities that have tapped into the use of federal programs to provide ongoing housing and supportive services to persons experiencing homelessness or who are at-risk of becoming homeless. Many of the smaller entities do not have the capacity or do not wish to engage in the use of federal funds due to the perceived complications or restrictions associated.

The jurisdiction will continue to provide group and individual technical assistance to entities providing services and programs to individuals and families with special needs or who are homeless/at-risk of becoming homeless.

There are no goals listed for households to be assisted through HOPWA funding since the jurisdiction does not receive HOPWA funds.

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

Introduction:

Barriers to affordable housing and the development of affordable housing could include regulation, policy, or customary practices that are deliberate in nature and prohibit or discourage the development or increased access to affordable housing by the community. These barriers are generally placed without direct relationship to public, health, or safety concerns. Barriers most commonly identified include increased property taxes, strict zoning ordinances, excessive setback requirements, and minimum square footage requirements for land and or buildings, and excessive processing time for permits or taps to water or sewer systems. Additionally, individuals who fear migration of low-income persons or households to a particular area can cause excessive delays in zoning changes, financial support by other federal, state or local sources, and potentially result in the loss of committed funding or integration of low-income persons in areas with higher opportunities.

The jurisdiction continues to monitor trends and changes within the community that negatively impact retention and/or development of affordable housing and will advocate for policy and programs that expand opportunities associated with housing affordability.

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

The City has adopted building codes requiring all homes to be constructed and maintained to protect the health and safety of all residents. Standards are minimal and no unusual or restrictive policies are in place to prevent utilization of older or existing structures. The jurisdiction conducts "plan reviews" that incorporate review of proposed work from all sources for residential or commercial (housing) structures; this in turn reduces the amount of time for the permit issuance.

The jurisdiction continues to incorporate public-private and public-nonprofit partnerships; support applications by developers for state and federal assistance; work with financial institutions to meet their obligations under the Community Reinvestment Act; and reduce, waive, defer or reimburse the cost of development application fees including building permit fees, tap fees, and impact fees.

Discussion:

Although no current building codes or ordinances are in place that would negatively affect affordable housing, affordable housing needs continue in the jurisdiction. Low-income persons continue to experience issues in securing mortgage loans for affordable housing units; mortgage lenders continue to require a minimum credit score of 620, constant as last reported in the FY2017 Annual Action Plan.

The increased credit score requirement leaves many small households, with only one income, without the ability to achieve the required level, and larger households with two incomes - who are generally overextended or have misused issued credit, the inability to obtain a mortgage loan. Additionally, lower value homes/older housing stock are not easily accepted due to its lack of having a "valued life" that will increase without the greater risk of deterioration. Most low-income households have taken on payday or title loans to help with increasing living costs, then using credit cards to make payments on those short term-high interest loans. This cycle increases the burden on the available income sources without accompanying increase in pay from employment.

This will continue to be an item the jurisdiction will watch and educate the public about knowing when to use credit, first time homebuyer education programs and other information that is provided free through area programs.

AP-85 Other Actions – 91.220(k)

Introduction:

The Killeen Community Development Department (CDD) is identified as the "first point of contact" for the institutional structure presented in the jurisdiction's Consolidated Strategic Plan.

This role is supported by the Killeen City Council and its municipal governance through the roles as "grantee" of various HUD funded programs and in its mission to service residents of the Killeen community. The Community Development Department fosters open participation including supportive assistance with the goal of facilitating a meaningful involvement, encouraging and increasing participation at all levels, especially among extremely low and very-low income groups, and those traditionally under-represented by involving organizations which represent the population's needs across the community.

Actions planned to address obstacles to meeting underserved needs

The jurisdiction will continue to utilize its HOME funds from previous program year 2016 to assist renter households through tenant based rental assistance until those households can obtain a housing choice voucher or receive a public housing unit from one of the local administrators or receives benefits not previously known to be available to the person/household. The Tenant Based Rental Assistance (TBRA) Program will continue to provide rental subsidies to very low and extremely low-income renters that are victims of domestic violence, and persons at-risk of homelessness due to excessive cost burdens associated with housing. Unlike project-based subsidy programs in which tenants receive assistance only if they live in designated developments, TBRA enables eligible tenants to receive assistance in rental units of their own choosing, provided the units meet basic program requirements. HOME funds from program year 2017 will be used to assist first time homebuyers attain homeownership through down payment and closing cost assistance and will provide rehabilitation to those selected housing units ensuring the new owner-occupants have a housing unit that meets current property maintenance codes. Program Year 2017 CDBG funds will continue to be used for housing rehabilitation activities that will benefit low-income persons ensuring the housing unit is safe for the occupants by addressing issues non-compliant with the current property maintenance code adopted by the jurisdiction.

Additionally, the jurisdiction reprogrammed its PY2016 CDBG funds, previously allocated to Girl Scouts of Central Texas for renovations to the Killeen Service Center, through a mid-year application for funding offering. The funding availability indicated use for public facilities and improvement projects only; 4 potential applicants attended technical workshops with 2 entities submitting an application each. The funding was allocated to the Killeen Community Services Department for the Bob Gilmore Senior Center renovations. The center is located in the North Killeen Target Area and will serve elderly persons with various daily opportunities to participate in planned programs and events. CDBG funds for program year 2018 will assist nonprofit organizations deliver public service programs providing tutoring and mentoring for youth, transportation for the elderly persons, senior nutrition, case management for

persons experiencing homelessness, and health care programs for the jurisdictions extremely low to low/moderate income persons. PY 2018 CDBG funds will also be used to further the housing rehabilitation activities benefitting low-income households and additional 2018 funds were added to the 2016 reprogrammed fund allocation to further enhance the renovations to the Bob Gilmore Senior Center (public facility improvement).

Actions planned to foster and maintain affordable housing

The City will continue to foster and maintain affordable housing initiatives through increasing the availability of affordable housing opportunities for extremely low and low/moderate income renters and owners; rehabilitation programs will encourage participation from the private sector to maintain and prolong the life of the City's affordable housing stock.

HOME funds will be coupled with owner investments to substantially rehab and /or reconstruction owner and rental housing units in the North Killeen Revitalization Area/North Killeen Target Area; the program will be known as the North Killeen Housing Redevelopment Program . The program intends to engage owners to participate in the revitalization of the north Killeen area, an area that is slowly on the decline in property value and property life. The HOME assisted units will be governed by the required affordability period, to the property owner, based upon the amount and type of unit receiving the HOME assistance. Without intentionally directing low-income persons to areas with higher concentrations of low-income persons, the jurisdiction intends to sustain the affordable housing units for low-income persons residing within the Killeen jurisdiction. The program will begin with this pilot program and re-assess the need for continued funding at the end of the proposed 2 year cycle; September 2020.

Actions planned to reduce lead-based paint hazards

The Housing Rehabilitation Program will provide homeowners with repair to vital components of the housing structure, address issues where lead based paint is present, and reduce architectural barriers within the home for accessibility purposes. The Killeen Housing Redevelopment Program (HOME) and the First Time Homebuyer Assistance Program (HOME) First Time Homebuyer Assistance Program will ensure that housing units acquired by first time homebuyers and or are owned and occupied by low-income owners, and HOME assisted rental units are free of lead paint hazards.

Actions planned to reduce the number of poverty-level families

The jurisdiction will continue to foster partnerships with area agencies and organizations that provide supportive services, education, and information to poverty-level families to help those individuals and families excel in advancing one's individual education level, the means of obtaining work skills, and in methods of financial planning for future successes and ensure that children have the greatest opportunity to succeed academically through targeted programs that may assist in graduating them

from their current economical disadvantages.

Actions planned to develop institutional structure

The jurisdiction will continue to work with the area council of governments, the county, and local area governments in assessing the needs of the area and developing a strategy to communicate with residents and identify and address the housing and supportive service needs for low-income and homeless individuals and families through activities that are funded with the jurisdiction's HUD funds.

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

The jurisdiction will continue to encourage participation among various groups of the public and private sectors to coordinate efforts in serving the residents of the Killeen community through planned human service network meetings and periodic meetings with area groups and organizations that provide housing, supportive housing, and social services to the community.

Discussion:

Although many items listed above are relevant and planned for addressing community need within the jurisdiction, staff, funding, and other coordination among entities outside of the realm of the Community Development Department are limited which reduces the ability to effectively impact the magnitude of the need. Local funding to other service and program providers continues to be reduced as well with coordinated efforts addressing those with the greatest need and leaving others with limited options for assistance.

Program Specific Requirements

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

Introduction:

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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.	80.50%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

The jurisdiction will not engage its HOME funds in other forms of investment than those identified in

92.205(b).

The jurisdiction provides for one program under its HOME funding: First Time Homebuyer Assistance with Repairs (rehabilitation) or HAP w/Repairs.

The HAP w/Repairs programs provides down payment and closing cost assistance to low-income buyers purchasing their first home along with rehabilitation that corrects local codes regarding existing property and adopted from the International Property Maintenance Code (IMPC). Applications for the program are on a revolving basis and accepted throughout the year provided adequate HOME funds are available; applications are available on the City's web page. Participants attend educational classes and receive individualized one-on-one counseling in the homebuyer process, budget preparation and consideration, credit worthiness, prior to receiving the assistance. Afterward, education continues with courses on: management and maintenance of their investment, financial investment for the future, foreclosure prevention. All participants must be able to qualify for a traditional mortgage through participating mortgage lenders. HOME assistance is provided as down payment, closing costs and other eligible costs up to \$7,500 with a minimum buyer investment of \$500 toward the purchase of the assisted unit; funds are secured by filing a security instrument with the county of record. Rehabilitation actions take place once the unit is transferred to the new buyer with the HOME assistance provided as a grant.

The jurisdiction will pilot a new program, North Killeen Housing Redevelopment Program, aimed to address deteriorating housing stock - owner and rental- located in the North Killeen Target Area encompassing the following Census Tracts/Block Groups: 226.01/01; 226; 228.01; 229.01; and 235. HOME affordability will be governed by the use of the funds - owner or rental housing rehabilitation. Acquisition is not expected for this program. New or re-construction may take place on vacant property that once was the site of owner housing. Rehab actions will ensure the property meets current building code for existing property as governed by the International Property Maintenance Code (IPMC) as adopted by the jurisdiction.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The jurisdiction will impose a "recapture" clause for all of its programs that assist first time homebuyers. The recapture policy remains from previously HUD approval which requires full repayment of the HOME assistance at such time the assisted household breaches the legally binding agreement. The revised policy does not penalize a household for increasing their potential for success when the previously assisted unit is sold; the HOME assistance is then recaptured on a pro-

rata basis.

The recapture policy is attached in the Appendix and is titled: Killeen Recapture Policy, *Revision July 2016*. This current policy was effective on all HOME assisted First Time Homebuyer Assistance Program activities beginning October 1, 2016. In brief, the policy identifies the required affordability period based upon the amount of HOME Program assistance provided with a minimum of five (5) years for amounts over \$1,000 up to \$15,000, ten (10) years for amounts over \$15,000 up to \$40,000, and fifteen (15) years for amounts over \$40,000. The affordability period requirements do not apply to rehabilitation actions or funds used for rehabilitation on single family dwellings. The affordability period begins on the date the fully executed closing disclosure becomes part of the project file, the project completion data is entered into the federal reporting system and a security instrument is officially recorded in the office of the real property (land) records of Bell County, Texas. The federal assistance is provided as a deferred payment loan at zero percent (0%) interest secured by a fully executed HOME Written Agreement, Promissory Note and Deed of Trust. The affordability period is complete at such time the assisted buyer(s) have occupied the HOME assisted housing unit as the primary residence for the duration of the affordability period. *the jurisdiction conducts annual verification of residency on all active households receiving assistance through the program*. In the event the assisted buyer breaches the terms and conditions of the assistance - the jurisdiction will recapture the entire amount of the HOME investment.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The minimum affordability period is five (5) years. The affordability period will begin on the date that a fully executed closing disclosure (.e., HUD-1) becomes part of the project file and the project completion data is entered into the federal reporting system-integrated disbursement information system (IDIS). Furthermore, the affordability period shall be complete at such time the originally assisted buyer(s) has, for the duration of the applied affordability period, remained in the HOME assisted housing unit as their primary residence.

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

The jurisdiction will not engage in the use of HOME funds to refinance existing multifamily debt.

The HOME funded homebuyer assistance program continues to be a staple in the community, affording low-income households opportunity for homeownership.

The HOME program rule requires Community Housing Development Organizations (CHDOs), a private nonprofit, community-based organization that develops affordable housing for the community it serves, to demonstrate: it has at least one year of experience serving the community where it intends to develop the HOME-assisted housing; its capacity with experienced key staff and completion of similar projects; and meet the required organizational structure of the board of directors.

Eligible CHDO set-aside activities include: acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of properties for homeownership; and new construction of homebuyer properties. The jurisdiction must set aside a minimum of fifteen percent (15%) of its annual HOME allocation for housing development activities in which qualified CHDOs may participate; the jurisdiction may set aside more than the required percentage, if it so chooses. Additionally, the jurisdiction has up to twenty-four (24) months from the date the annual allocation is received to designate the CHDO(s) in which the funds will subsequently be awarded.

Previously, the City of Killeen has recognized two entities as CHDOs - Fort Hood Area Habitat for Humanity and Hill Country Community Housing Corporation. At present, neither organization has completed the necessary compliance requirements to attain the local re-designation nor are they interested in attempting the certification or submitting an application for the set aside funds. The jurisdiction continues to provide informal presentations to organizations that will serve the area and to local organizations that could be fostered and educated in the concept of federally funded affordable housing development; at this time, no one organization is designated as a Killeen CHDO.

For this program year, the jurisdiction will set aside \$44,630.40 for the required amount of CHDO funds but without specific allocation to a particular entity or activity/project. Staff will continue to seek out and engage with affordable housing providers encouraging them to establish a new CHDO entity or to join with either of the two previous organizations to enhance their ability to once again achieve the required organization capacity as a community housing development organization.

