



Year 3 - 2015-2019 Consolidated Strategic Plan

**Consolidated Annual  
Performance Evaluation &  
Report**

FY 2017



**December  
2018**

Community Development Department

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## CR-05 - Goals and Outcomes

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

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

This report covers the period beginning October 1, 2017 and ends September 30, 2018.

Public Service programs assisted 11% more persons than estimated (3289 vs. 2935). Four (4) CDBG funded housing (rehabilitation) projects were completed during the fiscal year with total program results significantly less than estimated. Public Infrastructure and Improvements were anticipated to be completed for the Killeen Stewart Neighborhood Phase 4 - sidewalk reconstruction project unfortunately contractor illness and weather related issues stalled the start from early February to late April; rain delays late in the program year also caused more than 25 days delay toward the project completion. Continued improvements in the Stewart Neighborhood help sustain existing households in aging housing and the neighborhood while increasing connectivity to the nearby Eastward Elementary School, local store and the overall neighborhood. CDBG funding from the previously funded public facilities improvements-Public/NPOs –Girls Scouts of Central Texas Killeen Service Center was reallocated to the Killeen Community Services Department for the Bob Gilmore Senior Center renovations-entry, restrooms, A/E services, hazardous materials (asbestos). That project did not get underway until late August due to negotiation on the services for the Architect and Engineer. Remaining projects from FY 2017 were completed during the program year which includes all public/human service programs.

HOME program funded housing activities included 4 (four) First Time Homebuyer Assistance with Repairs (rehabilitation) activities and Tenant Based Rental Assistance (TBRA) for target populations: domestic violence survivors, veterans, and households at risk of homelessness.

The jurisdiction continues to move activities that are part of its 2015-2019 ConPlan to the data collection for the Con Plan Goals and Accomplishments report. TBRA activities from previous years funding continued to assist eligible households throughout the report year with ongoing rental assistance provided to 20 households (FY14 and FY2016 HOME TBRA) and an additional 12 new households began receiving the monthly subsidy under the FY2016 HOME funded TBRA program. The jurisdiction will continue to work on aligning the annual projects with the ConPlan goals list to better aggregate the information in the IDIS report system.

The City estimates approximately \$642,391.77 was leveraged through federal, state, and local resources totaling over \$849,303.23 which was delivered through local health and human services programs and decent housing opportunities for the Killeen community

Comparison of the proposed versus actual outcomes for each outcome measure submitted

**with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition Assistance - Homebuyers-DH2; DH3	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	10		16	4	25.00%
Acquisition Assistance - Homebuyers-DH2; DH3	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Acquisition Assistance - Homebuyers-DH2; DH3	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	35	12	34.29%			
Economic Development / Preservation EO3	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	5	0	0.00%			
Economic Development / Preservation EO3	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	15	0	0.00%			
Economic Development EO3	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	25	0	0.00%			

Economic Development EO3	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	0	0.00%			
Increase Supportive Housing DH1; DH3	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Other	Other	5	0	0.00%			
Planning and Administration	Planning and Administration	CDBG: \$ / HOME: \$	Other	Other	5	1	20.00%	2	0	0.00%
Public Facilities Impvmts - Public/NPOs SL1, SL2	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	105000	935	0.89%			
Public Infrastructure and Improvements SL3	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10500	2805	26.71%	4429	0	0.00%
Public Services/Programs SL1; SL3	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	10408	69.39%	2935	3289	112.06%

Public Services/Programs SL1; SL3	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		312	0	0.00%
Public Services/Programs SL1; SL3	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Public Services/Programs SL1; SL3	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		100	0	0.00%
Rehabilitation of Existing Units - DH1; DH2;	Affordable Housing	CDBG: \$ / HOME: \$183000	Rental units rehabilitated	Household Housing Unit	20	0	0.00%			
Rehabilitation of Existing Units - DH1; DH2;	Affordable Housing	CDBG: \$ / HOME: \$183000	Homeowner Housing Rehabilitated	Household Housing Unit	30	17	56.67%	28	5	17.86%
Rental Assistance (tenant based) DH2	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	115	27	23.48%			
Suitable Housing DH1; DH2	Affordable Housing Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	10	0	0.00%			
Suitable Housing DH1; DH2	Affordable Housing Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	10	0	0.00%			

Suitable Housing DH1; DH2	Affordable Housing Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	10	0	0.00%			
Suitable Housing DH1; DH2	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	10	0	0.00%			
Suitable Housing DH1; DH2	Affordable Housing Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	10	0	0.00%			

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

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

Overall the jurisdiction did well in accomplishing proposed goals. Public Service programs achieved a higher number assisted than expected which could be linked to the available funding from other public/private resources that have increased funding to area non-profit human service providers. Housing rehabilitation activities are down from the previous report year without explanation. Continued marketing of the program drew interested owners to the program with results of those being eligible however the lack of local contractor interest reduces the number of units that can be under contract at one time. First time homebuyer interest was up with more than 300 persons attending the homebuyer education classes – held monthly on Saturday morning however several applicants were determined ineligible or decided they no longer wanted to participate when their debt to income ratio was limited with the program. Mortgage lenders allowing for higher debt-to-income ratios for buyers allow a higher mortgage loan – affording more 'house' which, changes the geographic area in which purchases can be made; buyers tend to want more without understanding the expense of the higher priced home.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	837	23
Black or African American	1,485	0
Asian	57	0
American Indian or American Native	20	0
Native Hawaiian or Other Pacific Islander	53	0
<b>Total</b>	<b>2,452</b>	<b>23</b>
Hispanic	237	19
Not Hispanic	2,215	4

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

### Narrative

The table above indicates the racial and ethnic status of families assisted with CDBG and HOME programs funding during the 2017 program year. CDBG activities assisted a greater number of households that are Black or African American (34% White; 61% Black/African American) over other household types; this ratio trend is consistent with the demographics of households for the Killeen community. Additionally, three other racial categories of households were assisted through CDBG funding which was - Asian, American Indian/American Native and Native Hawaiian or Other Pacific Islander –with each of these households totaling just over 5% (.053% - 130 of the 2452 total) of all households. Hispanic households assisted with CDBG programs was just under ten percent (9.7%) of the total households assisted. The HOME program provided housing opportunities to one racial group – White however 83% (82.6%) of the total households assisted were of Hispanic ethnicity.

Both CDBG and HOME programs continue to assist low-income households with each of the funded activities and encourages translation of materials, applications and information and adding bilingual staff to assist interested persons through public service programs and housing activities subsidized by Killeen’s HUD-CPD funding. Generally, “advertising travels best by word of mouth” which is from individuals being assisted through a particular program or service then sharing that information among their peer group, this in turn gradually increases the numbers of persons assisted in each of the different racial and ethnic groups.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	889,739	202,981
HOME	HOME	381,657	646,322
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

### Narrative

Annual HUD allocations and total expenditures are identified in the chart above for program year 2017 (Oct. 1, 2017 – Sept. 30, 2018). Additional resources made available during the reporting period include a portion of program year 2016 CDBG funds reallocated to the Bob Gilmore Senior Center renovations project. The CDBG program human service agencies combined additional public and private funds with the HUD (federal) funds to complete the public service programs. The additional funding sources are as follows: HUD- Continuum of Care (BoS award to Families In Crisis, Inc.), Texas General Revenue Fund, Texas State Health and Human Services Commission, Bell County, Texas Veterans Commission-Fund for Veterans Assistance, Texas Department of State Health Services, Metroplex Hospital (Adventist Health Care), Seton Hospital, United Way of the Greater Fort Hood Area, Killeen Independent School District, City of Harker Heights, Caring Hearts, Lion's Club Foundation, Texas Methodist Foundation, Texas Department of Aging and Disability Services, Texas Community Services Block Grant, Killeen Rotary Club, City of Killeen General Fund and other individual donors and contributors to local non-profit organizations. These additional sources provided over \$595,879.68 to aid in the delivery of human and public service programs under the jurisdiction's CDBG program.

In late December 2017, the jurisdiction re-allocated a portion of its public facilities/improvements funds from its 2016 program year when the Girl Scouts of Central Texas returned an allocation of \$209,248 which was allocated toward the rehabilitation of its Killeen Service Center. Bids for the project came in well over the available project budget making it unfeasible for the organization to hold on to the CDBG funds while waiting for unknown resources. The jurisdiction accepted proposals for local public facility improvements and public improvement projects; had a 30-day comment period for the reallocation of the funds [in accordance with its Citizen Participation Plan], re-allocating the funds to the Bob Gilmore Senior Center (BGSC) for renovations associated with the restrooms, and entry, asbestos testing and abatement, and architectural/engineering. Funds were used for testing for asbestos and A/E services; bid specifications were in development at the end of the report year.

Under the HOME program, the jurisdiction expended entitlement funds on the First Time Homebuyer (acquisition) with Repairs (rehab) program and on TBRA activities through its subrecipient-Families in Crisis. Four new first time homebuyers were assisted into homeownership; 12 new TBRA client

houesholds (27 persons) were assisted with monthly rental assistance; additionally, 20 existing client housholds (46 persons) continued to receive monthly TBRA funidng throughout the 2017 program year.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Grantee Boundaries	56	56	City Wide
North Killeen Target Area	34	34	Stewart Neighborhood Phase 4 - Sidewalk Renovations

Table 4 – Identify the geographic distribution and location of investments

**Narrative**

The City and its subrecipients carried out projects in areas designated as low-income within the city, as identified in updates from the 2011-2013 American Community Survey (ACS) data, [although no specific area distribution is required in the consideration when making allocations to projects], priority is given to those projects that intend to serve priority populations- for public services, and areas within the city that have higher concentrations of minority and low-income households for public and facilities improvements. The planned percentage distribution, is based upon the areas identified above - Grantee Boundaries and North Killeen Target Area, are consistent with the expected results; difference is likely due to rounding of figures. HOME Program funds are distributed throughout the jurisdiction's (grantee) boundaries so as not to steer persons or households to specific neighborhoods or areas.

CDBG funds used for public facilities and public improvements continue to be targeted toward concentrated areas of low-income persons and households which are usually more expensive and funding is not restricted to a percentage of the annual grant - like the maximum percentage applied to public service programs serving low-income households throughout the jurisdiction's (grantee) boundaries. The FY 2017 public facility activity-Stewart Neighborhood Project Phase 4 continued improvements to the residential sidewalks in the North Killeen Target Area.

## Leveraging

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

Each separate agency leveraged funds through their respective entity with some combining the receipt of their CDBG funding award with other private, state and local funding sources intent on delivering public service programs to more persons in the jurisdiction. Over \$595,879 was leveraged from these outside sources.

HUD notice indicated the jurisdiction received the 50% reduction - required to only match 12.5% of the total drawn - to meet its match requirement for the 2017 program year annual HOME grant. The jurisdiction reports \$46,518 in match contributions based upon the amount of disbursements from the HOME entitlement funds. This match is contributed by the local United Way and HUD Continuum of Care funding. The jurisdiction will begin the next fiscal report period program year 2018 (Oct 1, 2018 - Sept. 30, 2019) with \$1,063,010.58 available and carried forward to be counted toward its coming match contributions for expenditure of its HOME program entitlement funds.

The HOME program recognized matching contributions from a local United Way funding in the amount of \$46,518 for the Tenant Based Rental Assistance (TBRA) program administered by Families in Crisis. These match funds provided for salary, support services, unit inspections, tenant income calculations and overall position duties for the HOME TBRA program. The total amount credited to the HOME program for match is \$46,518.12 during FY2017. The match was recognized at the end of the program year when the subrecipient (Families In Crisis) reported the match to the jurisdiction on the required Funding Sources Report.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,066,422
2. Match contributed during current Federal fiscal year	46,518
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,112,940
4. Match liability for current Federal fiscal year	49,930
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,063,010

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1066	09/30/2018	46,518	0	0	0	0	0	46,518

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	49,822	4,270	0	88,258

Table 7 – Program Income

**Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period**

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	49,541	0	0	0	49,541	0
Number	1	0	0	0	1	0
<b>Sub-Contracts</b>						
Number	1	0	1	0	0	0
Dollar Amount	3,520	0	3,520	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	49,541	0	49,541			
Number	1	0	1			
<b>Sub-Contracts</b>						
Number	1	0	1			
Dollar Amount	3,520	0	3,520			

Table 8 - Minority Business and Women Business Enterprises

**Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted**

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

### CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	27
Number of Non-Homeless households to be provided affordable housing units	25	46
Number of Special-Needs households to be provided affordable housing units	3	0
<b>Total</b>	<b>28</b>	<b>73</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	73
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	12	8
Number of households supported through Acquisition of Existing Units	16	4
<b>Total</b>	<b>28</b>	<b>85</b>

Table 12 – Number of Households Supported

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

The jurisdiction estimated the above one-year goals for its FY2017 program year associated with the three (3) affordable housing programs identified in the annual action plan. The original estimates included special needs populations and homeless households being assisted through tenant based rental assistance (TBRA) programs and non-homeless households assisted through the existing owner occupied housing rehabilitation program, the first time homebuyer assistance program. Actual results for the year provided: twenty seven previously homeless persons (12 households) with TBRA rental assistance- six (6) of those families being domestic violence survivor households; forty-six non-homeless persons receiving continued TBRA from program year 2016 HOME funds. The jurisdiction recorded 85 total households supported during the year through rental assistance [newly assisted and existing = 73, the CDBG funded exiting owner occupied units total 8 households benefitting; and 4 low income households were assisted with acquisition assistance through the HOME funded first time homebuyer assistance program. HOME funded TBRA continues to fund low-income households with much needed rental subsidy while the Housing Choice Voucher (HCV) programs are closed and not taking new applicants for the waiting lists.

Attrition off of HCV vouchers is filled by those households on existing wait lists –CTCOG and KHA. Central Texas Council of Government's Housing Division indicates "no notice of when the waiting list will reopen"; the Housing Authority of the City of Killeen (KHA) - wait list was last open in January 2017 for five days and, there is no notice of when this waiting list will reopen. The jurisdiction will likely continue to allow for HOME funds to be used for TBRA programs and vouchers in the coming program year (2018). The need for rental subsidy, as evidenced by the closed wait lists, confirms conditions exist and therefore justify the jurisdiction's use of HOME funds for TBRA.

An unexpected lower number of owner occupied housing rehabilitation actions took place during the year with four (4) activities assisting owner occupied housing units through CDBG funding. The HOME funded First Time Homebuyer Assistance Program with Repairs (rehabilitation) (HAP w/Repairs) program was equally as slow in achieving the targeted estimates for the year with results of less than one quarter of the anticipated 16 units. The structure of the HAP w/Repairs program is such that participant households are provided up to \$7,500 in down payment/closing cost assistance along with

housing repairs (rehab) to the newly owned unit, with the estimated annual number being based upon the jurisdiction's historical data for need and use of the funds. The number of HOME assisted buyers coupled with the same number of existing homeowners receiving the "repairs" (rehab) results are 4 households total but reflected as 4 with First Time Homebuyers acquisition assistance and the same 4 with rehab of existing units. *The remaining 4 units are from the CDBG funded housing rehabilitation program; on overall total of 8 is shown on the chart.*

Overall there were no problems encountered in the jurisdiction's ability to market the programs and find eligible participants. Credit history continues to plague first time homebuyers.

**Discuss how these outcomes will impact future annual action plans.**

The annual results from projects of the 2017 program year are merely anticipated and as such, unpredictable as neither program under CDBG or HOME requires participation; the programs are strictly voluntary. These results along with anticipated and actual results for future plans will be taken into consideration along with other likely contributing factors of consumer need, availability of other programs and products associated with homebuyers and rental subsidy. Each of these is market and economy driven and remains as estimates until final results and accomplishments are calculated. It remains a constant - the amount of funding available from all sources is less than what is actually needed to meet the community's affordable housing needs.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	7
Low-income	2	4
Moderate-income	1	5
<b>Total</b>	<b>4</b>	<b>16</b>

Table 13 – Number of Households Served

**Narrative Information**

All CDBG and HOME funded housing programs require eligibility determinations based on income and household size relative to HUD determined area median income (AMI) for the Killeen-Temple, TX metropolitan statistical area (MSA).

The CDBG funded housing rehabilitation program targets lower income and elderly households who own and occupy their home and those that are most likely to be in need of rehab. Occasionally, the jurisdiction will receive applications from households that have more moderate income (over 50% AMI - between 60%-80% of the AMI) households. The number of extremely low-income households assisted is generally older in age and less accepting of "government assistance", whereas households of a younger generation readily accept programs made available by the federal government - these are usually

households with current employment or have more than Social Security as retirement income – 2 household from this income group was assisted. Households considered as having "moderate-income" are those households identified as having annual income over 50% up to 80% AMI for the MSA - 1 household from this income group was assisted that had annual income that ranges near the middle of the moderate-income grouping; about 60% of the AMI and 1 household was assisted with income of 30% of the AMI or less - considered extremely low-income. Race/ Ethnicity and Income Level data for CDBG funded housing assistance is as follows: Race/Ethnicity = 75% White Hispanic and 25% Black or African American. *The household that is currently underway with CDBG owner occupied housing rehab is not counted in the above chart.*

HOME funded housing targets low-income (50% AMI and below) households in its TBRA funded program, simply due to the qualifying requirements for receipt of a HCV. The household must have initial income at or below the 50% AMI for the MSA to qualify for a HCV. Homebuyer Programs are available to all low income households that can meet the mortgage lending requirements, have the minimum credit score, and ample reserves required. These criteria make it more challenging to very low- and extremely low-income households to qualify for home ownership housing. Historically, HOME funded homebuyer assistance programs have proven that ownership is as much financial, as it is personal responsibility - something that is most difficult to maintain over long periods of time, for households with 50% AMI and below annual income. Households assisted through the first time homebuyer program were 50% White Hispanic and 50% "Other Multi-Racial Hispanic" and all are considered as having moderate income. TBRA clients that were added during the 2017 program year totaled 12 with those households having income in the extremely -low to moderate income with 75% (7) households having extremely low-income, 33% (4) households having low-income, and 1% (1) household considered as having moderate-income. The Race/Ethnicity is as follows - 83% (10) Black or African American and (17%) White; no TBRA households identified as Hispanic.

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

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

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

The jurisdiction continues to work with community based non-profit organizations who direct their services to persons currently homeless and to persons and households that may become homeless. The actions taken are those established by local human service agencies and are recipients of the jurisdiction's HUD funding.

Homelessness and persons/families at-risk of becoming homeless remains a high priority within the community. The jurisdiction's HUD funds provide for programs that are directed to identification of homeless persons and assessing their individual health and welfare needs. Local human service agencies also work closely to refer individuals for services among each other and then aiding in re-establishing the individual/household within the community. The jurisdiction's Community Development Department, located in downtown Killeen and near Heritage House, Families In Crisis (domestic violence shelter) and Friends In Crisis (homeless over-night) shelter, now houses the Killeen Police Department's Homeless Outreach Team (KPD - HOT) - a dedicated police officer working directly with local businesses in addressing loitering of homeless persons, and individually with homeless persons in directing them to service agencies within the community.

The jurisdiction continues to support agencies applying for other program funding through the State Emergency Solutions Grant (ESG) or HUD funding through the Continuum of Care (COC) Balance of State (BOS) and the Texas Homeless Network (THN).

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

Families in Crisis, Inc. owns and operates the only over-night homeless shelter in the Killeen community known as Friends in Crisis. The FY2014 CDBG funded facility improvement serves all homeless persons and provides health assessments through a collaborative effort with the Greater Killeen Free Clinic. Other state and local human service agencies provide access to programs for veterans, housing, and testing for communicable diseases. Friends in Crisis provides overnight shelter to over 700 persons annually; more than double of previous current Point in Time counts of homeless/sheltered persons for the Bell and Coryell County areas. Families in Crisis also operates one transitional housing unit and Central Texas Youth Services operates 6 transitional housing units for youth/young adults aging out of foster care; both entities are successful in their efforts in meeting the needs of homeless persons who are willing to participate in voluntary "life skills" programs that, when applied, assist clients with moving out of homelessness into being self sufficient. Recent Federal changes to programs assisting persons experiencing homelessness no longer require participation to receive assistance/continue

assistance. Agencies serving this population know see an increase in repeat requests for assistance with the implementation of the new federal rules.

Heritage House of Central Texas (HHCT) continues to work closely with individuals who are willing to participate in the Empowerment Program-designed to aid in re-establishing self-sufficiency without relying on government subsidy. HHCT staff work closely with local property owners and managers in establishing rental units for clients taking the route of non-federal assistance. The partnerships in the rental housing afford homeless persons the opportunity to establish themselves with reduced expenses while participating in an individually detailed success plan...empowering the individual to make key decisions relating to their success - all without subsidy from state or federal sources.

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

Individuals and families are referred to various organizations and agencies, which provide varying degrees of assistance through human services programs associated with domestic violence, adult and child abuse/neglect, housing, health and nutrition, utilities and mental and physical health. These agencies work together to direct persons to appropriate entities providing services for the primary need and then the entity networks with other agencies for additional services. The Bell County Commissioners continue to provide indigent and mental health services (Bell County Indigent Defense Mental Health Program (BCIDP)) where repeat offenders/individuals suffering with mental illness or are in need of specialized care are assisted through a variety of network connections to human service agencies and are monitored by social workers and bachelor and master-level interns from participating schools including Texas A&M Central Texas, Baylor University, University of Mary Hardin Baylor and University of Texas. Court appointed defense attorneys represent mentally ill offenders in the Bell County Criminal Justice System. These individuals are often extremely low-income and others have supplemental income which is lost to binge drinking, theft/mugging, or other uncontrolled/unexpected actions of the individual. The BCIDP works closely with area entities to ensure high risk/at-risk of homelessness individuals and families receive necessary assistance to address housing, health, social service, employment and educational needs.

**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 jurisdiction continues to award CDBG funding to local agencies providing services and referrals with

other entities to reduce the length of time persons experience homelessness. Bring Everyone in the Zone (BEITZ) continues to provide peer-to-peer counseling to veterans and their families, assists veterans -of all discharge types - with connecting to benefits, housing, health care, and income. BEITZ operates with two counselor/case managers and utilizes interns from Texas A&M University Central Texas to assist in directing services to homeless veterans and veterans experiencing reoccurring homeless episodes. Heritage House of Central Texas continues to assist all persons experiencing homelessness with connecting clients to needed resources in the prevention of reoccurrence of homelessness.

Central Texas Youth Services continues to work closely with the State of Texas in housing children and adolescents removed from abusive homes, runaway youth and young adults transitioning from foster care to independence through its Option House and Project F.U.T.U.R.E. programs. Killeen Independent School district works closely with area agencies in providing services, counseling, and assistance to homeless youth. Central Texas Support Services (CTSS) provides HIV/AIDS support services for the Bell, Coryell, Hamilton, Lampasas, Milam, Mills, and San Saba Counties in central Texas. CTSS utilizes HOPWA and Ryan White Part B funding for housing and prevention service of HIV-positive clients.

With Friends in Crisis over-night homeless shelter, Families in Crisis continues to see more persons who suffer from chronic homelessness despite efforts in establishing or re-establishing housing for those persons initially seeking housing assistance programs during their visit to the shelter. Although the agency utilizes both the Continuum of Care (Balance of State) grant, Emergency Solutions Grant and the jurisdiction's HOME funds for specifically addressing rapid re-housing and structured subsidy through the tenant based rental assistance program, varying degrees of all persons tend to re-enter homelessness due to mismanagement of monthly income or program or lease violations. Priorities for assistance include the most vulnerable populations including very low-income veterans, persons experiencing domestic violence and elderly.

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

### **Actions taken to address the needs of public housing**

The Housing Authority of the City of Killeen (KHA) is nearing construction completion of the Hyde Estates (Moss Rose phase 1) of the Rental Assistance Demonstration (RAD) project funding. RAD is the modernization of public housing units into project based voucher units, which will result in a revenue stream for KHA and further enhance affordable housing within the community.

The KHA did not make application to the City for programs or projects directly associated with housing or public services for the benefit of public housing residents. Public housing residents are invited and encouraged to attend free educational classes geared toward the responsibilities of homeownership and the home buying process. These classes are not required, nor are the individuals identified as current residents of public housing.

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

Public housing resident involvement is encouraged and often times required however it is challenging for lower income persons to engage in management decisions associated with their housing and the transition to homeownership. Although ownership is desirable, it is generally not feasible due to the costs of normal maintenance of the housing unit, increasing costs for insuring the unit and necessary deductibles required in the event of an insurance claim, the necessity of credit other than non-desirable/bad credit history, and the potential instability of income from employment as it is effected by uncontrolled economic factors. These factors, when coupled together present a challenge greater than most individuals are willing to engage.

The KHA, will consider revising policies in the near future as public housing and RAD convert housing units to project based voucher units.

### **Actions taken to provide assistance to troubled PHAs**

The Housing Authority of Killeen (KHA) is not designated as "troubled" under 24 CFR 902.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

This year as with previous years, there are no overt barriers identified to affordable housing development, with exception to the usual NIMBY-isms associated with the concept of "affordable housing" and the lack of understanding of "low-income" definitions defined by HUD and other U.S. Departments with the purpose of aiding low-income households and families.

The City's land use policies continue to encourage the production and preservation of affordable housing. Policies are set up to encourage all types of housing developments with very liberal zoning district standards and subdivision regulations that make the development and maintenance of affordable housing possible. Construction codes allow for renovation of existing, usually older and more affordable units with keeping occupant safety at the top of the list.

Building codes continue to be reviewed to ensure that adopted codes do not discourage different types of development. Building fees for the City are comparable or lower to other similar sized municipalities.

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

During this reporting period, the City attempted to meet underserved needs of families and individuals who lack the availability and accessibility to affordable housing, needed support services, and other human service needs (i.e., health care, nutrition, child services including mentoring and family counseling). The City concluded the year with housing initiatives through increasing housing opportunities for extremely low and low/moderate income renters and owners through previously funded Tenant Based Rental Assistance Programs for tenants that are survivors of domestic violence, persons/households at risk of homelessness, or who are veterans; the First Time Homebuyer Assistance Program provided low-income buyers with assistance for down payment and closing costs to assure homeownership opportunities are available to low- and moderate-income families. Approved buyers are provided with three (3) additional hours of direct (one-on-one) counseling. The Housing Rehab Program assisted existing homeowners with minor repair/rehabilitation to vital components within the housing structure, and architectural barrier removal - for accessibility purposes as necessary. Public service programs funded under the CDBG program provided parent and child mentoring services to low-income families in the local Eastward Elementary School, case management for veterans and their families, transportation services, to sustain the quality of life and independence, for elderly persons, acute and chronic health care for uninsured low-income persons, nutrition for aging and elderly persons and case management for homeless persons.

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

The CDBG funded Housing Rehabilitation Program continues to 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 HOME funded First Time Homebuyer Assistance Program continues to ensure housing units acquired by first time homebuyers are free of lead paint hazards.

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

Many programs are available to provide low-income persons an opportunity to become self-sufficient including tasks such as basic life skills, personal and family nutrition, clothing and food banks, parenting, and mentoring, and chronic health care education. Priorities include assisting local and private agencies and other units of government to become more effective in developing targeted programs to improve the quality of life of the City's low-income populations.

The City continues support of the public transportation system which allows individuals in the workforce, persons returning to school for training, persons needing to get to medical services and other public services to have their transportation needs met. Support of the special-transit system provides transportation services to individuals who cannot utilize the regular fixed route systems due to disabilities or handicaps. Other individualized transportation programs, like the City's Elderly Transportation Program and the Families in Crisis, Inc. transportation services allow the elderly and battered spouses and victims of abuse to readily access transportation.

The City continues support of programs that assist low-income persons with no means or access to adequate health and medical services and programs that provide medications or medical supplies to persons with limited resources and programs that provide educational and preventive medical guides to assure health and appropriate information addressing basic healthcare and those with referral systems to provide information to other medical services available to low-income persons, those persons with physical disabilities, elderly and persons with special needs.

The City continues support of programs that assist persons who are experiencing homelessness with limited resources to acquire adequate services through the coordination with human service providers to enable individuals and families to become self-supportive and independent.

The City continues to support programs that provide screening activities for lead-based paint/hazards in units that are primarily used as residences and programs that address lead content in children residing in identified lead-based paint contaminated homes.

The City continues to support programs that assist children with special needs and their families with support services, referrals, treatment and information to address such needs and community based programs that provide awareness of handicapped persons and issues and initiatives relating to those persons.

The City continues to support activities that allow for the rehabilitation of existing public facilities that provide an appropriate learning, recreational, social and educational programs, including programs that will increase the self-sufficiency and promote independent living, and for programs that will provide supportive services such as nutrition, health education, learning of new skills, mobile skills and other

services.

The City continues support of programs that provide childcare assistance to low-income individuals who are returning to work, returning to educational institutions, and improving basic life skills. These programs are able to drawdown additional dollars through match shares for childcare services and include such programs that enrich the quality of life of low-income children attending childcare facilities, and programs that address child abuse and neglect prevention and services for these children.

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

During the 2017 program year, the City of Killeen continued collaborative and communication efforts with non-profit organizations, public and private institutions. The City's housing plan was carried out by City staff and subrecipients working under both the CDBG and HOME Programs. The Killeen Housing Authority and Central Texas Council of Governments administer the HUD funded Housing Choice Voucher programs made available to low, and low-moderate income citizens. At the time of this report, both administrators indicate they are closed - taking no new applications for the HCV waiting lists. The City continues to work with various county agencies providing referrals to entities providing housing and social services to eligible City residents.

The Department of Veterans Affairs, State Department of Health services, other levels of government, and public service agencies, continued to be instrumental in assisting the city and area non-profits in meeting Plan priorities and delivering successful health and human services to area citizens and the community. These cooperative efforts are also combined with involvement from the private business sector that is responsive to ideas of providing employment opportunity in return for support of their growth initiatives.

This framework advances economic development and achieves objectives in meeting under-served community and non-housing needs as detailed in the City's five year Consolidated Plan. The jurisdiction is available to provide the Housing Authority of the City of Killeen (KHA) with needed technical support in implementing programs that improve physical and social conditions of public housing residents. The KHA executes its own hiring, contracting, and procurement processes and services. The City is available to assist in review of any proposed development. The KHA phase I of the Rental Assistance Demonstration (RAD) program has begun to take pre-applications for tenancy of the available units.

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

The jurisdiction continues to work with the Housing Authority of the City of Killeen (KHA) in its transition to the Rental Assistance Demonstration (RAD) program for the 76 unit complex of Moss Rose homes - known as Hyde Estates. The existing units were not compatible with environmental requirements when combined with the State's low-income housing tax credits.

The jurisdiction remains a liaison between the area public and private housing providers by increasing the type and amount of affordable housing within the jurisdiction, including developers attempting to utilize the Housing Tax Credit (HTC) program which requires coordination and support from local service

agencies in delivering programs beneficial to low-income households. Both the KHA and area human service agencies continue referring clients for both housing and public services among each other and to additional connections with State and federal programs.

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

The jurisdiction continues to use the March 2015 Analysis of Impediments (AI) document as a source for addressing impediments to fair housing choice. The March 2015 AI indicated a decrease in the number and size of affordable housing units although there remains ample housing available throughout the jurisdiction. Affordability continues to be a challenge that is faced by nearly all persons of all income levels - regardless of whether they are owners or renters. Racial and ethnic concentrations within the jurisdiction are present but somewhat equally distributed throughout the jurisdiction. There seems to be a trend in the definition of "affordable housing" whereas the actual affordability is no longer an amount equal to 30% of a household's monthly income, it is the amount the household can actually afford to pay. This trend may change the way affordability is viewed in the future for both renters and owners.

Primary lending institutions participate in the jurisdiction's collaborative efforts with the real estate community on homeownership for all persons with emphasis on low-income households. These efforts extend to area landlords, real estate property management agencies and apartment associations, and public housing entities administering housing assistance programs and the Housing Choice vouchers. Although the results of the AI found a lack of true impediments to fair housing within the city, a Fair Housing Action Plan and Goal was established to focus on maintaining community awareness of fair choice and equal access. The one goal has nine (9) associated tasks that incorporate regional and community partners as well as City Departments, and although the tasks are not numbered they are listed with specific action years the task is expected to take place.

The ongoing Fair Housing Action Plan tasks for the program year 2017-2018 are: Continued fostering of fair housing choice and various elements of equal opportunity through fundamental processes with the goal of personal development with equality and opportunity for all participants - this was evidenced through increased access to opportunities associated with credit and financial counseling and benefits of homeownership; credit, finances, and reestablishment of self-reliance through educational opportunities for participants in the HOME funded tenant based rental assistance program; Restructuring of family and the importance of education, post war stress and management needs, financial independence, managing personal health and understanding nutrition in aging adults, and independence with self-reliance through CDBG funded public service programs. Additionally, the jurisdiction's Community Development staff continues to provide information and referrals for accessing housing through the Central Texas Council of Government's Housing Division (CTCOG-HD), the Housing Authority of the City of Killeen/Killeen Housing Authority (KHA) and local property management companies, real estate agents and mortgage lenders. Included is also information on the various faces of discrimination and barriers associated with equal access due to language, education and employment.

The Human Resources Department and Team Killeen work to ensure fair and equal access to employment within the city and the City of Killeen web page provides information about city services, cultural and recreational events, and employment opportunities.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The Community Development Department maintains a performance-based system that is used to monitor and evaluate CDBG and HOME funded programs. This system proves to be more effective and assures that subrecipients meet requirements of the federally funded programs, as well as achieve objectives of the 5-year Consolidated Strategic Plan and ensure compliance with long-term requirements of both CDBG and HOME programs. The monitoring program is consistent with performance measurements implemented by HUD. Each activity is categorized into one of three specific objectives, each with specific overarching outcome categories.

The jurisdiction continues to encourage the public, local non-profit organizations, county and state entities to collaborate and coordinate services for the regional area through community planning meetings and agency network meetings. These meetings are intended to receive input on current and future community needs and furthering coordination efforts among area providers. The jurisdiction continues to seek and encourage participation of small, minority, and or women owned businesses in the expenditure of its HUD formula grant programs.

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

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

The jurisdiction, in coordination with the Community Development Advisory Committee (CDAC), provided the community with a fifteen (15) day comment period, commencing on December 3, 2018 and ending on December 17, 2018, on the jurisdiction's 2017 program year (FY2017-18) Consolidated Annual Performance and Evaluation Report (CAPER). The public notice was advertised in the local Killeen Daily Herald newspaper on December 3, 2018 as well as posting the notice on the city's Community Development web page.

At the close of the comment period, December 17, 2018 - the jurisdiction did not receive any public comments on the 2017 program year, FY2017 3rd Year CAPER.

## CR-45 - CDBG 91.520(c)

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

The jurisdiction made minor changes to its CDBG funded owner occupied housing rehab program by only placing a deferred property lien for the amount of the CDBG funds invested in the rehabilitation actions. CDBG funds used for abatement of lead based paint hazards are granted without instrument ensuring a proactive approach to remove lead paint hazards while maintaining its existing housing.

Changes that are still being considered include requirements the coordination of efforts among human service agencies that are funded for public service programs. A coordinated approach to serving a family/household or persons would ensure all needs are identified and addressed so as not to be assisting only "selected portions" of the holistic need which in turn may result in better services and lead to greater independence.

At this time and as presented in the jurisdiction's FY2018 Annual Action Plan, there are no additional pending changes/approvals; at such time the information is fully considered, changes would be implemented in coming years.

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

No

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

## **CR-50 - HOME 91.520(d)**

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

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

The jurisdiction caught up on its affordable rental housing inspections from the 2016 program year and for the 2017 program year by completing the on-site inspections in March 2018. Physical inspections were conducted on 72 HOME assisted units.

On-site inspections of HOME assisted rental housing yielded all units being in compliance of the current property maintenance code adopted by the City (International Property Maintenance Code – IPMC). The following rental units were inspected: eleven (11) units each: The Village at Fox Creek, Veranda Apartments, Stone Ranch Apartment Homes, Ridge Pointe Apartments, and Tremont Apartment Homes. Additionally, six (6) HOME units were inspected at the Central Texas Youth Services Bureau -Project FUTURE site. There were no violations or findings sited.

The HOME Assisted Rental units will undergo annual on-site inspections in early August 2019 for compliance for the 2018 program year.

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

Each recipient has specific plans for outreach and affirmative marketing of their individual HOME funded project. Marketing efforts are targeted to individuals and population categories that are unfamiliar with federally funded programs and to those groups of individuals that would not normally apply for assistance. HOME funded recipients continue to meet their affirmative marketing measures and requirements, resulting in an increase of interest in the projects and activities. Affirmative Marketing Plans (AMP) proved beneficial to both participants/beneficiaries and owners/administrators. All affirmative marketing plans include procedures with consistent actions to provide information to and attract and inform eligible persons of available housing opportunities without regard to race, color, national origin, sex, religion, familial status, or disability.

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

The jurisdiction used a small amount of its "on-hand" program income during the 2017 program year allowing for the total to be included in available funding for the 2018 program year expenditures. The program income was used for TBRA expenditures and was combined in payment for the FY2016 TBRA program. A total of \$49,821.75 was received in loan payments for previously constructed HOME assisted rental housing developments - Tremont Apartment Homes(elderly) and Ridge Pointe Apartment Homes (family) and these funds will be made available in the total allocations for the coming program year - 2018.

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

During the reporting period the City continued to foster and maintain affordable housing initiatives through increased homebuyer education opportunities. Classes were held as many as twice per month educating 306 households throughout the fiscal year. The jurisdiction provides direct financial assistance to low-income households through its first time homebuyer assistance program, along with repairs (rehabilitation) to the housing unit, ensuring the unit is at or above current code and/or ordinances.

# Attachment