

2023

DRAFT Consolidated Annual Performance and Evaluation Report (CAPER)

City of Waco | Housing & Community Development

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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.

Over the past program year, the City of Waco pursued the goals and objectives outlined in the PY 2023 Annual Action Plan and the PY 2019-2023 Consolidated Plan. This year the City of Waco invested HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds to provide affordable housing and public services.

Key accomplishments include:

- **Affordable Housing**
 - **Owner Occupied Home Rehabilitation** - Assisted 18 families with rehabilitation in the amount of \$576,194.35 to preserve Waco's existing housing stock.
 - Grassroots Roof Repair Program – Completed 23 roofs for low- to moderate-income individuals. Three of them also received assistance through the Home Rehabilitation program
 - **Homebuyer Activities** - Assisted two first-time homeowners with down payment and closing cost assistance in the amount of \$46,226.
 - Tenant-Based Rental Assistance – 19 extremely low -income households received rental assistance
- **Public Services**
 - **Childcare Services** – 106 low- to moderate-income participants were provided therapeutic mental health and early childhood education through Talitha Koum Institute and Inspiracion, Inc.
 - **Mission Waco** - Provided case management and shelter services to 320 homeless persons through My Brother's Keeper.
 - **Family Abuse Center** – Provided services to 846 victims of domestic violence.

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
Administration and Planning	Administration and Planning	CDBG : \$ / HOME : \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Administration and Planning	Administration and Planning	CDBG : \$ / HOME : \$	Other	Other	0	0				
Adult and Youth Education & Job Training	Non-Housing Community Development	CDBG : \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	20	20.00%			
CARES-CV Housing Assistance Program	Affordable Housing	CDBG : \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	150	97	64.67%			
CARES-CV Shelter for Homeless	Homeless	CARES ACT CDBG -CV: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	12	34	283.33%			
CARES-CV Shelter for Homeless	Homeless	CARES ACT CDBG -CV: \$	Homelessness Prevention	Persons Assisted	0	0				
CARES-CV Small Business Grant Program	Non-Housing Community Development	CARES ACT CDBG -CV: \$	Businesses assisted	Businesses Assisted	41	73	178.05%			

CHDO Activities	Affordable Housing	CDBG : \$ / HOME : \$	Homeowner Housing Added	Household Housing Unit	4	5	125.00 %	2	2	100.00 %
Children Services	Non-Housing Community Development	CDBG : \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	78	439	562.82 %	131	106	80.92%
Code Enforcement	Non-Housing Community Development	CDBG : \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	93368	13961	14.95%			
Domestic Violence Shelter	Non-Housing Community Development	CDBG : \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	2429		0	0	
Domestic Violence Shelter	Non-Housing Community Development	CDBG : \$	Homeless Person Overnight Shelter	Persons Assisted	400	1519	379.75 %	450	846	188%
Domestic Violence Shelter	Non-Housing Community Development	CDBG : \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	0.00%
Downpayment/closing Cost Assistance	Affordable Housing	CDBG : \$ / HOME : \$	Homeowner Housing Added	Household Housing Unit	0	2				

Downpayment/closing Cost Assistance	Affordable Housing	CDBG : \$ / HOME : \$	Direct Financial Assistance to Homebuyers	Households Assisted	34	11	32.35%			
Downpayment/closing Cost Assistance	Affordable Housing	CDBG : \$ / HOME : \$	Other	Other	0	0		1	1	100%
HMIS		CDBG : \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22000	0	0.00%			
Homeless Shelter & Transitional Housing	Homeless	CDBG : \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1016		0	0	
Homeless Shelter & Transitional Housing	Homeless	CDBG : \$	Homeless Person Overnight Shelter	Persons Assisted	445	1320	296.63 %	175	320	182.86 %
Homeless Shelter & Transitional Housing	Homeless	CDBG : \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	78	205	262.82 %	0	0	0.00%
Housing Development/Acquisition and Rehab	Affordable Housing	HOME : \$	Homeowner Housing Added	Household Housing Unit	4	1	25.00%	3	0	0.00%
Housing Development/Acquisition and Rehab	Affordable Housing	HOME : \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	1				
Housing Rehabilitation/Reconstruction	Affordable Housing	CDBG : \$ / HOME : \$	Homeowner Housing Rehabilitated	Household Housing Unit	320	177	55.31%	33	39	118.18 %

Park Improvements	Non-Housing Community Development	CDBG : \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	146615	977.43 %			
Park Improvements	Non-Housing Community Development	CDBG : \$	Other	Other	0	0				
Site Development	Non-Housing Community Development	CDBG : \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%	1	0	0.00%
Small Business Education	Non-Housing Community Development	CDBG : \$	Businesses assisted	Businesses Assisted	10	0	0.00%			
Small Business Loan Fund	Small business loan program	CDBG : \$	Businesses assisted	Businesses Assisted	10	0	0.00%			
Substance Abuse	Non-Housing Community Development	CDBG : \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	48	32.00%			
Tenant-based Rental Assistance	Affordable Housing	CDBG : \$ / HOME : \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	126	168.00 %	20	19	95%

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.

The City of Waco incorporated significant affordable housing and non-housing community development needs into allocation priorities. Throughout the 2023-2024 program year, the City addressed:

- The preservation and rehabilitation of existing single-family homes through the City's homeowner-occupied rehabilitation program and our partner, Grassroots Community Development roof repair program, which primarily assists very-low, low-, moderate-income families, senior residents, and persons with disabilities;
- Homeownership and housing stock through the down payment assistance program and the development of new homes that target low- and moderate-income families, particularly for first-time homebuyers;
- Homelessness through the continuation of emergency shelter, transitional housing, and supportive services to the City's homeless population to return families and individuals to independent living in permanent housing;

In addition to addressing high-needs priorities, the City continues to make available a significant portion of federal grants for programs and activities directly benefiting low-income residents with affordable housing and health and human services needs.

Additionally, the lack of funding to reduce service gaps and duplication of effort amongst service providers has hindered the ability to provide effective and efficient services that meet the identified needs of low-income and special-needs populations. To address this issue, the City continues to evaluate and rank requests from organizations seeking public service funding. City staff and officials assessed the requests for funding regarding the organization's capacity and ability to provide the service, the need and proposed use of the federal funds, the targeted population and numbers to be served, and the addressing of identified priority needs contained in the Consolidated Plan.

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	650	16
Black or African American	466	5
Asian	1	0
American Indian or American Native	6	0
Native Hawaiian or Other Pacific Islander	6	0
American Indian/Alaskan Native & White - Total (Hispanic & Non-Hispanic)	2	0
Asian & White - Total (Hispanic & Non-Hispanic)	1	0
Black/African American & White - Total (Hispanic & Non-Hispanic)	50	0
Am. Indian/Alaskan Native & Black/African American - Total (Hispanic & Non-Hispanic)	3	0
Other Multi-Racial - Total (Hispanic & Non-Hispanic)	126	0
Total	1,311	21
Hispanic	466	2
Not Hispanic	845	1

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

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,385,997.00	1,475,509.32
HOME	public - federal	807,088.00	635,278.28
Other	public - federal	0	

Table 3 - Resources Made Available

Narrative

The City was awarded \$1,385,997.00 in CDBG funds, had access to \$1,861,051.90 in unexpended funds from the end of the Previous Program Year, and \$39,601.10 in Program Income for a total of \$3,286,650.00 in CDBG resources available.

Total CDBG funds spent in Program Year: \$1,374,582.27 and CARES Act \$100,927.05 reported in the PR23. These CARES activities include ED Direct Financial Assistance (18A), Other Public Improvements (03Z), , and Subsistence Payment (05Q).

The City received \$32,846.26 in revolving loan funds which increases the total balance to \$233,054.90 to be utilized for low-income housing.

The City disbursed a total of \$503,261.39 in HOME funds for completed activities in the Program Year (PR23 report) and \$21,745.02 in HOME-ARP admin funds, activity in progress. The City was awarded \$807,088.00 in HOME grant funds, had access to \$4,496,037.72 unexpended HOME and HOME-ARP funds from the end of the previous program year for a total of \$5,303,125.72 in total HOME grant funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible			
Citywide			

Table 4 – Identify the geographic distribution and location of investments

Narrative

In accordance with the successful past targeting of federal funds in identified low-moderate income areas, the City made available a percentage of the CDBG and HOME funds for affordable housing and activities located in CDBG Areas and various parts of the City. The City is predominately composed of low-moderate income areas, so the funds are disbursed throughout the City due to these demographics. When developing and implementing activities

and projects an analysis of the following is reviewed: number and percentage of low-income residents, number and percentage of occupied dwelling units

needing rehabilitation or reconstruction, opportunities for investment (i.e., availability of infill lots), condition of infrastructure, availability, and condition of recreational areas, past target area designation, the existence of active neighborhood associations, the interest of residents in forming neighborhood associations, and other information determined by the City to be relevant to the concentrating of neighborhood revitalization funds.

HOME projects are carried out in various parts of the City neighborhoods for extremely low, low, and moderate-income households. The HOME statute provides for a reduction of the matching contribution under three conditions: 1) fiscal distress; 2) severe fiscal distress; and 3) for presidentially declared major disasters covered under the Stafford Act. HUD has previously determined that the City of Waco has been in severe fiscal distress and as a result received a 100 percent reduction in match. This reduction was effective for PY 2022. However, for PY 2023, HUD has informed the City that its fiscal situation has improved and only meets one of HUD's criteria for fiscal distress and will only receive a 50% match reduction.

Leveraging

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

The City of Waco approached the development and planning of programs eligible to receive federal funding by maximizing the extent of the federal dollar commitment with the least actual dollar commitment required to make the project feasible. Leveraging was also accomplished by coordinating programs with non-profit and for-profit partners and volunteer work groups that provided labor and assistance.

Publicly owned land or property was not used to address the needs identified in the plan. The City provides most housing programs through partnerships. The partnerships are as follows:

- The City's Lot Sale program has allowed contractors to purchase City lots at a reduced cost, encouraging the construction of new homes in the inner city on vacant lots.
- Public service programs geared toward assisting low-income people, the homeless, and those at risk of being homeless were funded with Community Development Block Grant (CDBG) funds in conjunction with local, state, private, and other federal funds.
- Grassroots Community Development Corporation repaired roofs for 28 families with CDBG and other funding sources obtained through local partners. A total of 68 volunteers assisted with projects, contributing a significant \$40,000 in labor.
- My Brother's Keeper leverages grant funds with private donations, the Texas Workforce Commission, and the Continuum of Care grant.
- The utilization of ARPA funds enhanced the Owner-Occupied Home Rehabilitation program by assisting an additional 6 households.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

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

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 \$
86,936.21	17,684.97	73,889.80	-0-	30,731.38

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount	\$14,528.80	0	0	\$14,528.80	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	\$14,528.80	0	\$14,528.80			
Dollar Amount	1	0	1			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0				
Businesses Displaced	0	0				
Nonprofit Organizations Displaced	0	0				
Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

The City maintains a solid commitment to preserving and maintaining the existing supply of affordable housing and increasing the availability of affordable housing opportunities through facilitating and funding new construction efforts. HOME funds specifically target housing activities for low-income persons and families, with assistance provided for homebuyers and homeowners, and fund infrastructure that allows for the new infill housing development. The City also made CDBG funds available to provide direct assistance with homebuyers and rehabilitation.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	48	48
Number of Special-Needs households to be provided affordable housing units	10	13
Total	58	61

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	19
Number of households supported through The Production of New Units	2	1
Number of households supported through Rehab of Existing Units	33	39
Number of households supported through Acquisition of Existing Units	3	2
Total	58	61

Table 12 – Number of Households Supported

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

The outcomes include:

- Two (2) CHDOs
- 18 Owner-Occupied Home Rehabilitation projects
- 23 Roof Repair
- Two (2) Down Payment & Closing Cost Assistance units

- 19 Tenant-Based Rental Assistance

One of the two CHDOs also received Down Payment & Closing Cost Assistance. Two of the 23 roof repair projects also received assistance through the Owner-Occupied Home Rehabilitation program, with one roof repair project in process of the Home Rehab program. Thirteen (13) of nineteen (19) clients also receive mental health services through the Tenant-Based Rental Assistance administrator, Heart of Texas Behavioral Health Network. The Tenant-Based Rental Assistance Program is ongoing and expands multiple program years.

Discuss how these outcomes will impact future annual action plans.

The City plans to meet all the future annual action plan goals.

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	1,191	19
Low-income	53	0
Moderate-income	61	2
Total	1,303	21

Table 13 – Number of Households Served

Narrative Information

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 Heart of Texas Homeless Coalition has undertaken several approaches to ensure that homeless families and individuals in the geographic area covered by the jurisdiction are located, assessed, and provided with the services and housing interventions that they need.

The Heart of Texas MHMR's PATH Team is the primary outreach team in the jurisdiction's area. Their outreach includes weekly outreach with partners that include Waco PD, McLennan County Sheriffs' Department, City Code Enforcement, Parks, and Facilities departments along with the Salvation Army and the Waco VA. The PATH Team conducts regular outreach activities to the unsheltered homeless population and these outreach workers can make contacts and build relationships with these unsheltered homeless individuals. These relationships help to connect these homeless individuals to resources and housing opportunities in the community. The PATH Team is also responsible for assessing the needs of this population and referring these individuals to the two local coordinated assessment intake locations where these individuals are assessed using a standardized assessment intake form and a prioritization tool called the VI-SPDAT.

The Salvation Army staff regularly conducts outreach activities and offers a summer canteen program that provides food and water for unsheltered homeless individuals and families. Visitors to the canteen are assessed to determine their individual needs and are referred to services or to the coordinated assessment intake locations.

The Heart of Texas Homeless Coalition and the City of Waco, serving as the lead CoC and HMIS agency, has also worked to facilitate meetings with local City officials that have led to a partnership with the Waco Police Department to create a system where local homeless outreach workers are contacted when the police receive a call regarding unsheltered homeless individuals. This arrangement has helped to connect unsheltered homeless individuals to services and has assisted in reducing the number of homeless involved in the local criminal justice system.

The approaches used by the Heart of Texas Homeless Coalition and its community partners have helped the jurisdiction to make significant progress in meeting its objective of reducing and ending homelessness through an increased number of homeless individuals identified and assessed.

This initial step of identifying and assessing homeless individuals and families is an integral step

in the process of providing permanent housing solutions to those who lack a permanent fixed residence in our community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Heart of Texas Homeless Coalition (HOTHC) recognizes that emergency shelter and transitional housing provide a key piece in the puzzle when it comes to moving homeless individuals into permanent housing. To fairly assess the needs of those receiving all types of homeless services, the HOTHC has implemented a coordinated assessment system that utilizes a standardized prioritization tool called the VI-SPDAT. This tool is evidence-based and provides an acuity score that helps intake service professionals make the most appropriate referral to services based on the needs of the individual or family. Factors, such as mental health, substance abuse, age, medical concerns, education, and social support can be taken into consideration when determining the appropriate support services or housing intervention method to be used.

The HOTHC also works to ensure that the emergency shelter and transitional housing offered in the jurisdiction's area are of high quality and that they perform effectively. Transitional Housing providers have been annually evaluated by the HOTHC's Scoring and Ranking Committee which ranks each organization for HUD Continuum of Care Program Competition funding based on its performance on several indicators.

The City of Waco is the lead agency for HMIS and provides information on the performance and needs of homeless individuals housed in emergency shelters and transitional housing. Each provider except the VA and domestic violence facilities is required to participate in the HMIS system that collects information on those utilizing these services. This information has been used for planning purposes to better meet the needs of those staying in an emergency shelter or transitional housing and expedite them into permanent housing.

This coordination and dedication to improving programs have helped to create a system where those who stay in emergency shelters are engaged in services, moved to transitional housing, or placed into permanent housing. This approach is a key part of the strategy that has reduced the number of homeless individuals from 600 to 195 in the past 15 years.

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

Helping low-income individuals and families avoid homelessness is a key goal of the Heart of

Texas Homeless Coalition. A diversion program has been created where intake staff for each homeless shelter and the coordinated assessment locations have been trained to help those seeking shelter to identify immediate alternate housing arrangements outside of the shelter system.

This approach helps these individuals and families to identify locations in their support network where they will be able to stay while they work to return to permanent housing of their own. This not only frees up resources for those who are most in need of assistance, but it also helps individuals and families avoid becoming homeless in the first place. In some instances, agencies can provide financial assistance or services to help these individuals remain in their own housing.

The CoC and HMIS lead agency in conjunction with the CoC committee and stakeholders also work with local hospitals, jails, and other institutions to create a housing plan for individuals who are at risk of becoming homeless upon their release. These institutions have also been provided with a phone number and the address of the coordinated access intake locations if they need to be referred to services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Heart of Texas Homeless Coalition along with CoC partners have made significant progress in helping homeless persons make the transition to permanent housing, in reducing the amount of time that individuals and families experience homelessness, and in helping to prevent reoccurrences of homelessness in families and individuals who were recently homeless. HMIS expanded to non-standard practices that have included utilizing HMIS in our Waco Independent School district as a point of reference and also in our local food pantries. This data and point of contact have enabled us to continue to see a decline in homelessness as well as prevent homelessness in some cases. The jurisdiction's area has seen a decline in overall homelessness from 600 in 2005 to a total of 195 homeless individuals in 2022.

The Heart of Texas Homeless Coalition has also worked diligently to increase the number of affordable housing options available to low-income individuals. This work is carried out by the Permanent Housing Taskforce which meets monthly to coordinate outreach efforts to landlords in the hopes of educating these individuals about the potential benefits of making units available to this population.

While the duration of case management differs between service providers, each shelter does provide case management after discharge for its participants. This service helps these

individuals and families to stay on track and avoid falling back into homelessness. Each provider also requires that those staying in the shelter must engage in case management after a short period of stay in the emergency shelter. This helps to engage these individuals and families and connect them with services or permanent housing options that shorten the length of time that these individuals remain homeless.

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

Actions taken to address the needs of public housing

The City and its CDBG/HOME programs do not manage the public housing in Waco and cannot take direct actions to address the public housing needs. However, the Waco Housing Authority has continued its long-range modernization program to preserve and improve public housing units.

The WHA has a total of 634 public housing units in two (2) conventional public housing complexes and 2,891 housing assistance vouchers: The public housing units consist of Estella Maxey apartments (364 apartments) and Kate Ross apartments (288 apartments), which were built between 1941 and 1974.

The Waco Housing Opportunities Corporation (WHOC) is a 501(c)3 non-profit created to provide additional affordable housing and services to lower-income households by acquiring funds that are not available directly to the WHA. The employees of the WHA provide services to WHOC and the Board of Commissioners of the WHA are the directors of WHOC. The City has begun discussions with the WHA to develop ways to partner with them to increase the number of housing units and see if there are any other ways we can partner to address the needs of those who need housing assistance.

The Waco Public Facility Corporation (WPFC), also a 501(c) 3 non-profit, issues bonds on behalf of the WHA with the WHA Board of Commissioners serving as directors of WPFC. The activities of both the WHOC and WPFC assist the housing authority in improving its housing stock and its resident programs.

The WHA plan states that they continue to provide for over 3,000 families and are the largest housing provider in Waco. They continue to increase the number of landlords participating in Section 8 and working with organizations involved in revitalizing neighborhoods in Waco. Their Section 8 Homeownership Program continues to assist 13 families with the opportunity for homeownership by making monthly payments towards the family's mortgage on their behalf. WHA partners with the Family Abuse Center, the Advocacy Center, and CASA to help tenants who are victims of domestic abuse or child neglect/abuse.

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

The City of Waco continues its assistance to the Waco Housing Authority (WHA) by encouraging resident management participation and homeownership. The Waco Housing Authority continues to provide social services to their residents through partnerships with agencies such as Heart of Texas Behavioral Health Network, Caritas, VA, and the McLennan Community College Adult Education Programs.

To better assist housing clients to become involved in management and participate in

homeownership, WHA administers the Family Self-Sufficiency (FSS) Program. The FSS program serves 79 families with a total escrow of \$203,671.16. While participating in the program, participants complete the following goals.

- Obtaining or maintaining employment
- Continuing to pursue higher education
- Continue to maintain first-time businesses with supportive mentorship and education

The unique value of the FSS program is that clients can receive supportive case management to reach their individual goals towards self-sufficiency.

Waco Housing Authority also provides computer labs on-site for resident and neighborhood use. The Community Computer Learning Centers sponsor relationships with Waco ISD, and McLennan Community College for GED programs, family game and movie nights, as well as computers for study use. We have collaborated with other community entities such as Habitat for Humanity and financial literacy programs to use the labs.

Actions taken to provide assistance to troubled PHAs

The Waco Housing Authority received a High-Performance Rating for 2019-2020 for meeting or exceeding the three statutory standards of completeness, consistency, and compliance.

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)

The City of Waco's primary barriers to affordable housing are not created through local policies. The city has made a concerted effort to streamline the development process and offer fee waivers for some development fees. A Housing Coalition was formed to examine barriers to housing developments and explore ways to expand the stock of affordable housing.

The City will continue to monitor its ordinances and regulations to ensure it does not adopt any policies or procedures that would be a barrier to affordable housing.

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

The City of Waco continues to work with the Prosper Waco Initiative involving numerous organizations and institutions in Waco to find ways to reduce the number of families living in poverty.

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

The City continues to inform its citizens of lead-based paint hazards through its housing programs. All units rehabilitated under these programs include the reduction of lead-based paint hazards. The City has attended training and workshops dealing with lead-based paint issues to meet lead-based paint regulations. The City will continue to operate the Lead is Preventable Program through the utilization of CDBG, the American Rescue Plan Act (ARPA), and EPA Environmental and Climate Justice Community Change Grant funds.

A large population of residential housing developments in Waco were built before 1978 and located in the low-to-moderate income census tracts; however, some owner-occupied and acquisition units that were assisted with grant funding were built after 1978.

With the implementation of various programs that require a pre-lead-based assessment, the program policy, and procedures manual addresses compliance with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures include:

1. Notification
2. Identification
3. Treatment (if necessary)

When applicable, the City will use outside Lead Testing Agencies for technical assistance, risk assessment, and clearance of properties being rehabilitated. The City requires all contractors to have at least completed the Lead Safety Renovation, Repair, and Painting course to perform major rehabilitation activities on homes constructed before 1978 for this program.

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

Actions planned to reduce the number of poverty-level families

- Continue to provide and expand affordable housing programs to reduce the economic impact of rent and homeownership burdens on low-income households,
- Continue to provide economic development incentives utilizing local funds to encourage the retention and creation of employment opportunities available to low-income residents,
- Continue to include and enforce requirements of Section 3 in applicable contracts utilizing federal funds,
- Continue to support local non-profit organizations that provide educational courses in homebuyer and homeowner responsibilities, home maintenance, budgeting, nutrition, parenting, affordable rental units, and other health and human services,
- Continue to support public service activities that enhance the quality of life of low-income residents,
- Continue to support public service activities that allow youth to meet their maximum potential and ultimately leave the poverty-environment,
- Encourage and initiate efforts to promote collaboration and reduce duplication of effort amongst the region's entities and public service providers

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

During the year the City took the following actions to overcome gaps in institutional structures and enhance coordination:

The City continues to participate in monthly Housing Coalition meetings where members prioritize housing needs and develop strategies and specific activities to enhance affordable housing in the City of Waco.

Members include:

- Employees representing the three active Community Housing Development Organizations (CHDOs): Waco Habitat for Humanity, NeighborWorks Waco, and Grassroots Development Corporation (formerly Waco Community Development Corporation)
- Waco Housing Authority
- Heart of Central Texas Independent Living Center; Aging & Disability Resource Center
- The City of Waco

The City continues to use CDBG funds to support the area's HUD-required Homeless Management Information System (HMIS). HMIS "links those in need to those who care" and connects area social service agencies that serve the homeless. This allows agencies to better meet the needs of their clients, maintain data regarding service use, and prevent duplication of services. Currently, nine agencies are utilizing the Homeless Management Information System (HMIS).

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

The City of Waco has been having discussions with the Continuum of Care board and the Heart of Texas Coalition Board on how to better serve the homeless population. Prosper Waco has become a part of the discussion to look at and analyze data regarding this underserved population.

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 City has instituted the use of both English and Spanish brochures that contain information as to the appropriate location for obtaining information or making complaints involving fair housing matters.

The City updated its fair housing information on its webpage to ensure the most accurate and up-to-date information is available.

The Director of Housing and Community Development is the Fair Housing Administrator and has the responsibility of implementing the City's Fair Housing Ordinance by investigating complaints.

The City of Waco has a Fair Housing Ordinance, which supports the administration and enforcement of state fair housing laws providing for fair housing consistent with the federal fair housing law.

Proposed actions to overcome impediments under Fair Housing Activities include:

- strict adherence to the existing Ordinance,
- continued sponsorship of Fair Housing Activities through educational forums,
- attendance to fair housing training provided and sponsored by the United States Department of Housing and Urban Development (HUD),
- providing more education and information to all persons and
- working closely with organizations focusing on fair housing

www.WacoHousingSearch.org utilizes user-friendly housing search capabilities and contains useful information including tenant education brochures, rental affordability calculators, and links

to other helpful sites. Funding for website hosting was provided by the City of Waco and community partners.

The City passed the "Credit Access Businesses Regulation" (also known as payday lenders) ordinance regulating payday lenders regarding predatory lending. The purpose of the Ordinance is to protect the welfare of the residents of the city by monitoring credit access businesses to reduce abusive and predatory lending practices. The article establishes a registration program for credit access businesses, imposes restrictions on extensions of consumer credit made by credit access businesses, and imposes recordkeeping requirements on credit access businesses. Alternatively, the City of Waco and Waco ISD have lending programs.

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

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 proposed PY 2023 Consolidated Annual Performance and Evaluation Report was advertised as a Public Notice on December 3, 2024. It was published in the local Waco Tribune-Herald newspaper. A public hearing is scheduled to occur on December 17, 2024, during the regular meeting of Waco City Council. The details of that meeting are provided in the Public Notice. The draft report is available for viewing from December 5th through December 19th at the City of Waco's Housing and Community Development Department, City Secretary's Office, and Waco-McLennan County Library locations between the hours of 8 am and 5 pm. The CAPER was also uploaded to the City's website.

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 City has reviewed all housing programs with the City Council to evaluate whether they are in congruence with the City's Goals and addressing the community needs of reducing poverty and increasing affordable housing options.

The City currently does not have any changes to its program however the City Council continues to review all of the programs to make sure we are meeting the needs.

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 24 CFR 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 24 CFR §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 following two units were inspected and passed the city's compliance review inspection. Each received homebuyer down payment assistance.

1. 521 N. 13th St. Waco, TX 76707
2. 1104 Texas St. Waco, TX 76704

Heart of Texas Regional Mental Health Mental Retardation, d/b/a Behavior Health Network provides HOME-funded Tenant Based Rental Assistance. Each unit is inspected, and any deficiencies must be corrected before clients sign a lease agreement. As clients enter the program or are re-certified, inspections are done throughout the year. Nineteen (19) units were inspected during the program year—no deficiencies to be reported in the Housing Quality Standards (HQS) Inspection Form. The City and Tenant-Based Rental Assistance Administrator are preparing a transition plan to ensure compliance with the new inspection method NPSIRE.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City continues to market all housing programs to all persons in the community through the City's website and advertisements and programming on the City's public television station and social media platforms such as Facebook, Twitter, YouTube, and Instagram.

The City provides brochures in English and Spanish. Also, the City's CHDOs provide English and Spanish versions of brochures and forms to their clients.

Our CHDOs have affirmative marketing plans for their HOME-funded units. We are working with the CHDOs to ensure their marketing outreach is sufficient to promote affordable housing options to those who need assistance.

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 City was awarded \$807,088.00 in HOME funds. The beginning program income balance for PY 2023 was \$88,705.13. An additional \$17,259.54 was received, \$73,889.80 was expended, and the balance on hand is \$32,074.87.

Projects include:

- Funded three (3) down payment assistance; and
- Partial support of one (1) rehab project.

Owner and tenant characteristics will be reported in CR-10 and CR-20.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City's Homebuyer Assistance program has been successful in placing families into affordable housing, increasing homeownership (first-time homebuyers), and has provided the City with an increased tax base.

Housing rehabilitation and preservation/reconstruction programs provide for units being rehabilitated/reconstructed.

The City's Lot Sales and Tax Abatement programs have allowed contractors to build in the inner City at reduced rates due to the waiving of construction-related fees, lien waivers, and the selling of City lots at a discounted price.

The Low-Income Housing Tax Credit (LIHTC) program is designed to incentivize the development and preservation of affordable housing by providing tax credits to private developers who create or rehabilitate rental units for low-income households. It fosters affordable housing by requiring developers to allocate a significant portion of units as non-market rate while ensuring community involvement and adherence to local architectural and neighborhood standards

By providing incentives for the contractors, they are able to pass the savings on to the buyers, thereby providing safe, decent, attractive homes to low- to moderate-income households.

The City's Code of Ordinances allows for the construction of single-family dwellings on smaller lots within the Imagine Waco downtown plan in certain zoning districts through the approval of a special use permit by the city council. The goal of the special use provision is to allow the redevelopment of infill lots to achieve the following goals: Increase housing stock by increasing the number of usable parcels for residential use; smaller homes will generally be built and sold at a more affordable price; use of existing infrastructure will support sustainability goals by reducing the demand for sprawl and focusing housing in and around existing services.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDB G	HOME	ESG	HOPW A	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDB G	HOME	ESG	HOPW A	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative