

Executive Summary

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

1. Introduction

This document represents the Five-Year Consolidated Plan for the City of Carrollton. It covers program years 2019 through 2023.

The Consolidated Plan is a five-year strategic plan required by the U. S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program and the proposed use of funds provided by those grant programs. The plan facilitates the City's coordinated effort to review and create strategies to develop affordable housing and support services needs within the community.

The City of Carrollton receives approximately \$830,000 in CDBG dollars each year directly from HUD.

The purpose of the Consolidated Plan is:

- To identify a city's, county's or state's housing and community development needs, priorities, goals and strategies; and
- To develop a strategic plan to stipulate how funds will be allocated to housing and community development activities during the five-year planning period.

The Consolidated Plan is a specific course of action. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. A Consolidated Plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. The five-year strategy covers the period from October 1, 2019 to September 30, 2024. Individual Annual Action Plans will explain how the City intends to use its CDBG allocation in each year of the five-year period, and how the funded programs, projects and activities will address the priorities identified in the Consolidated Plan.

On March 27, 2020 the Federal Coronavirus Aid, Relief and Economic Security (CARES) ACT was signed into law to assist communities in their efforts to prevent, prepare for and respond to the coronavirus COVID19. The distribution plan of the U.S. Department of Housing and Urban Development (HUD) for the additional funding includes multiple phases: an initial phase that would allow for quick access to funding necessary to address the immediate crisis resulting from the rising pandemic, as well as later phases that would support post-pandemic community recovery and enhanced collaborative integration with programs that serve common customers.

This amendment reflects additional funds received as part of the Federal COVID-19 response program and outlines the allocation of funds that the City of Carrollton received in two phases of funding: CDBG-CV-1 and CDBG-CV-3.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The need assessments and housing market analyses conducted to support the 2019-2023 Consolidated Plan identified two primary needs in Carrollton:

1) The City has historically dedicated CDBG funds to improvements for aging infrastructure serving residential areas, which is imperative to maintain preservation of the City's housing stock. This has been a very effective way of ensuring that the City's housing stock remains affordable to low and moderate income renters who wish to attain ownership. The total cost of replacing the street infrastructure for the City of Carrollton is estimated at \$200 million dollars. Currently, the City of Carrollton's infrastructure is estimated to have a B- rating.

2) The gap in affordable rental housing for very low income renters has improved slightly since the last Five-year Consolidated Plan; however, a shortage of units and subsidies still exists. In 2014, the Consolidated Plan identified a shortage of 2,900 affordable rental units priced at less than \$500/month for renters earning less than \$20,000 per year. That gap is now 2,125 units. However, as rental prices have increased, the gap has widened to include renters in the \$20,000 to \$25,000 income range. Altogether, there is a shortage of 2,795 affordable rental units or subsidies for renters earning less than \$25,000 per year (these units should rent for \$625 and less with utilities).

To address these needs, the City proposes a Five-year strategy that focuses on preserving residential infrastructure, neighborhood stability and affordable housing. This will be supplemented by annual general fund contributions from the City to support the emergency assistance, homeless prevention and supportive services provided by nonprofit partners.

As detailed in this Amended Consolidated Plan, the City of Carrollton intends to deploy CARES Act funds to address critical COVID-19 testing, health management, and prevention needs and to provide necessary resources to ensure the housing stability and economic health of the City's low and moderate income residents who have lost jobs or seen their incomes fall as a result of the pandemic. Priorities for the use of CDBG-CV funds are:

- Establishing a primary care clinic for COVID-19 screening, diagnosis and treatment for low income Carrollton residents in a fixed location in Carrollton;
- Support needed information and referral staff, case managers (social workers), and workforce specialists to address significantly increased demand for housing stabilization and employment supports.

3. Evaluation of past performance

The City of Carrollton's CDBG investments have been used to make long lasting improvements to many low and moderate income neighborhoods. These investments have allowed the City's housing stock to remain in good condition and retain affordability for low and moderate income renters who want to become homeowners; they have also allowed elderly residents to age in place.

4. Summary of citizen participation process and consultation process

The City of Carrollton and its community partners hosted a stakeholder focus group and a public meeting, supplemented by interviews with key internal and external stakeholders to obtain citizen participation in the Consolidated Plan process.

Metrocrest Services and City of Carrollton staff convened local stakeholders representing the area's primary social service providers, low income health clinic, the Carrollton-Farmers Branch Independent School District, and an economic development association to participate in a focus group discussion. Topics included the housing and public service needs of the city's low income, homeless, and non-homeless special needs populations.

The public meeting, held in conjunction with Carrollton's Neighborhood Advisory Commission meeting included:

- A brief overview of the Consolidated Plan purpose and process;
- A presentation of the allowed uses of CDBG funds;
- A presentation of the location of low and moderate income (LMI) areas in the City of Carrollton;
- A presentation of how the City has invested CDBG funds in LMI neighborhoods in the past; and
- A discussion with attendees about housing and community development needs in Carrollton.

Attendees included a mix of neighborhood association leaders, representatives of Metrocrest Services (the primary social service provider in the area), the Carrollton Farmers Branch Independent School District (CFBISD), Metrocrest Chamber of Commerce, Woven Health Clinic, Bea's Kids, and interested residents. Staff with REACH of Dallas, the Center for Independent Living serving residents with disabilities in Carrollton, participated in an interview.

Citizens and stakeholders were also invited to comment on the draft 2019-2023 Consolidated Plan during the 30-day public comment period that began July 1 and ended July 31, 2019. The first public hearing was held on July 18, 2019 with the Neighborhood Advisory Commission. A second public hearing was held on July 23, 2019 with the City Council. During both of these public hearings, staff presented the proposed goals and objectives of the Five-year Consolidated Plan and funding allocation for the 2019 Annual Action Plan.

For the CARES Act amendment, notice was posted to XXX. The comment period began on XXX and ended on XXX. A public hearing was held on XXX.

5. Summary of public comments

During the public comment period, the City received three comments about the Consolidated Plan. Comments included suggestions for clarifying text in the document, providing greater visibility about meetings on the City’s website, confirming that input would be received at the Neighborhood Advisory Commission meeting, and requesting clarification on scheduling of street improvements.

Comments on the CARES Act Amendment included XXX. All comments were accepted.

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

All comments made during the citizen participation and consultation process were accepted.

7. Summary

Please see above.

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PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process included a stakeholder focus group and a Neighborhood Advisory Commission meeting attended by members of the public, representatives of the Carrollton-Farmers Branch Independent School District, social service providers, and leaders of Carrollton neighborhood organizations. Housing and community development needs identified by participants validated needs shown in the market and housing analyses as well as the professional experience of City staff and service providers. This in turn helped shape the goal setting process to address the identified needs.

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Citizen Participation Outreach

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| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|--------------------|--------------------------------|------------------------------|--|---------------------|
|------------|------------------|--------------------|--------------------------------|------------------------------|--|---------------------|

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| | | | | | | |
|---|---|--|---|--|----------------|--|
| 1 | Stakeholder focus group, Public Meeting | Social services providers and Non-targeted/broad community | A total of 21 individuals attended the focus group and NAC meetings. Residents and stakeholders participating in the Consolidated Plan meetings and placed a high priority affordable housing for low and moderate income residents, particularly workforce housing, and on community revitalization activities, ranging from street and sidewalk repairs and accessibility improvements to home rehabilitation. During the next five years, Carrollton will make neighborhood revitalization and housing rehabilitation activities a top priority. | Participants identified a need for affordable rental housing for low income households, continued investment in street, sewer, sidewalk infrastructure in LMI areas, exterior and some interior home repairs, resources for homeless families, rental assistance for families at risk of homelessness, financial education and alternatives to predatory payday loans, recruitment of living wage employers and job training opportunities for low skill workers to “train up” the workforce, youth career readiness, and services and affordable housing for elderly and disabled residents. Mental health access and inpatient | Not Applicable | |
|---|---|--|---|--|----------------|--|

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|---|--|---|--|---------------------|
| | | | | drug/alcohol treatment for low income uninsured and Medicaid recipients. | | |
| 2 | Public hearings | Stakeholders and Residents who wish to comment on the Consolidated Plan and Action Plan | Three residents submitted comments by email. | During the public comment period, the City received three comments about the Consolidated Plan. Comments included suggestions for clarifying text in the document, providing greater visibility about meetings on the City's website, confirming that input would be received at the Neighborhood Advisory Commission meeting, and requesting clarification on scheduling of street improvements. | N/A; all comments are accepted | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|--|------------------------------|--------------------------------|------------------------------|--|---------------------|
| 3 | Public Meeting and Public Notice with 5 day comment period | Non-targeted/broad community | XXX | XXX | N/A; all comments are accepted | |

Table 14 – Citizen Participation Outreach

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Goals established for the 2019-2023 Five-year Consolidated Plan are similar to those in the past five-year plan. The goals and activities planned for the next five years address the most significant needs in the City: 1) The need to maintain and preserve existing housing stock, and 2) The need to provide social supports to residents living in poverty and who have special needs.

Five-year goals and activities include the following:

Goal No. 1: Revitalize and maintain public infrastructure in the City's low and moderate income neighborhoods.

- Continue to fund the City's NOTICE program with CDBG dollars. Update and revise existing ranking system as needed to determine priority neighborhoods for the program. Complete necessary repairs to street, alley, sidewalk, water and sewer line infrastructure until the entire neighborhood is repaired or reconstructed.
- Continue to implement enhanced code enforcement in neighborhoods where NOTICE repairs have been completed.
- Continue to provide matching grants to neighborhood groups to upgrade and restore public property in the City through the City's Neighborhood Enhancement Matching Grant Program.
- Include annual funding for NOTICE - Neighborhood Revitalization projects with CDBG dollars. Funding will be utilized for neighborhood based bricks and mortar improvement projects to upgrade and restore public property.

Goal No. 2: Preserve and strengthen existing housing stock through the home rehabilitation program.

- Continue to fund the Home Rehabilitation program to assist low to moderate income homeowners with completion of home repairs that they would otherwise have been unable to afford.
- Types of activities will include: Minor Home Repair for exterior repairs (proposed 12 units) Emergency Repair for interior and exterior repairs for health and safety issues (proposed 5 units) People Helping People, for repairs and supplies to provide volunteers to assist with needed exterior repairs and maintenance (proposed 2 units) Interior Accessibility, to provide assistance with interior renovations needed to provide wheelchair and other accessibility modifications (proposed 2 units)

Goal No. 3: Assist local social service providers targeting low to moderate income residents.

- Continue to allocate a portion of the City's General Fund towards grants and donations for Carrollton service providers that target low to moderate income residents.

Goal No. 4: In Year 4, once NOTICE Neighborhood projects are complete, fund public park and facility updates.

- Provide funding for upgrades to City Parks in the low- to moderate income area.
- Provide funding for upgrades to City Facilities in the low- to moderate income area.

Goal No. 6: Prevent, prepare for, respond to, and recover from the coronavirus COVID-19 pandemic.

- Establish a primary care clinic for COVID-19 screening, diagnosis and treatment for low income Carrollton residents in a fixed location in Carrollton.
- Support needed information and referral staff, case managers (social workers), and workforce specialists to address significantly increased demand for housing stabilization and employment supports.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 252 - Geographic Priority Areas

| | | |
|----------|---|--|
| 1 | Area Name: | 2019-2023 NOTICE Priority Neighborhoods |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Other |
| | Other Revital Description: | Public Infrastructure |
| | Identify the neighborhood boundaries for this target area. | |
| | Include specific housing and commercial characteristics of this target area. | |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | |
| | Identify the needs in this target area. | |
| | What are the opportunities for improvement in this target area? | |
| | Are there barriers to improvement in this target area? | |

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

NOTICE Priority Neighborhoods are selected based on their infrastructure needs and CDBG eligibility. Many of these neighborhoods also have high concentrations of persons of Hispanic descent. For the 2019-2023 Five-year Consolidated Planning period, the Priority Neighborhoods include first completing the neighborhoods that are under design. To date, the City has finished projects in twelve (12) CDBG eligible neighborhoods. Eleven additional neighborhoods (CDBG and non CDBG eligible) have already been identified to pursue in the coming years.

Future priority neighborhoods are:

1. Woodlake, Section 3

2. A.W. Perry, CDBG eligible

3. Carrollton Heights; CDBG eligible, also Hispanic concentrated neighborhood

4. Northcrest Estates

5. Duncan Heights, CDBG eligible

6. Whitlock

7. Brake-Kirby-Cox, CDBG eligible, also Hispanic concentrated neighborhood

CDBG-CV funds may be deployed to assist any income-eligible resident of Carrollton, regardless of place of residence within the City.

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SP-25 Priority Needs - 91.215(a)(2)

Introduction

This section outlines the priority needs for the 2019-2023 Consolidated Plan.

Priority Needs

Table 353 – Priority Needs Summary

| | | |
|-----------------------|------------------------------------|--|
| 1 | Priority Need Name | Neighborhood Infrastructure Improvements |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Non-housing Community Development |
| | Geographic Areas Affected | 2019 – 2023 Target Area |
| | Associated Goals | Goal 1. Improve Neighborhood Infrastructure |
| | Description | Improvements to public infrastructure in residential areas. Includes streets, alley, sidewalk, water and sewer line repairs. |
| | Basis for Relative Priority | The basis for this prioritization is the need to preserve and maintain housing stock in Carrollton's older neighborhoods, in which low income households, racial and ethnic minority residents, seniors and residents with special needs reside. Infrastructure improvements are needed to maintain the quality of the neighborhoods and existing housing. |
| | 2 | Priority Need Name |
| Priority Level | | High |

| | | |
|----------|------------------------------------|---|
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development |
| | Geographic Areas Affected | Locations vary through the city based upon income qualifications of applicants. |
| | Associated Goals | Goal 2. Enhance Code Enforcement Goal 3. Provide Neighborhood Matching Grants Goal 4. Preserve Existing Housing Stock |
| | Description | Repairs to homes owned by low and moderate income households and enforcement of residential building codes in target neighborhoods. |
| | Basis for Relative Priority | The basis for this prioritization is the need to preserve and maintain housing stock in Carrollton's older neighborhoods, in which low income households, racial and ethnic minority residents, seniors and residents with special needs reside. Home repairs, that would otherwise be unaffordable and/or not made, are crucial to preserve existing, affordable housing. Code enforcement activities lengthens the life of neighborhood infrastructure and home repairs and improve overall neighborhood quality. |
| 3 | Priority Need Name | Public Services/Social Supports |
| | Priority Level | High |

| | | |
|----------|------------------------------------|---|
| | Population | Extremely Low Low Large Families Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence |
| | Geographic Areas Affected | Varies in location throughout the city |
| | Associated Goals | Goal 3. Assist Service Providers |
| | Description | Ensure that residents living in poverty, those with special needs and residents experiencing or and at-risk of homelessness are able to access the social supports they need. |
| | Basis for Relative Priority | An effective social support system is a necessary component of a healthy, sustainable city. If residents should experience financial or social crises, it is important that they can access the services they need to keep them in their homes, stay employed, maintain healthy relationships and provide positive family environments for their children. |
| 4 | Priority Need Name | COVID19 Response and Recovery |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate |
| | Geographic Areas Affected | City of Carrollton |
| | Associated Goals | Goal 5. COVID19 Response and Recovery |

| | | |
|--|------------------------------------|--|
| | Description | Deploy CDBG-CV funds to care for the health, social, and economic well-being of Carrollton’s low and moderate income residents as the City confronts and recovers from the pandemic. |
| | Basis for Relative Priority | An effective social support system is a necessary component of a healthy, sustainable city. If residents should experience financial or social crises, it is important that they can access the services they need to keep them in their homes, stay employed, maintain healthy relationships and provide positive family environments for their children. |

Narrative (Optional)

Please see above.

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2019-2023 Five-year Consolidated Plan. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 828,463 | 0 | 39,765 | 868,228 | 3,050,272 | |
| CDBG-CV | Public-federal | Other: To prevent, prepare for, and respond to the Coronavirus | 1,260,250 | | | 1,260,250 | | |

Table 455 - Anticipated Resources

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

The City's Community Services Division is the lead agency for the implementation of the community development plan. Internally, the Community Services Division works in collaboration with all City Departments to deliver projects, services and other benefits to eligible neighborhoods and clients. Externally, the Division works with all organizations (primary organizations listed below) so long as the need is well documented and is eligible under HUD regulations.

The Community Services Division is the lead agency for the administration of CDBG funding. To effectively implement the Community Development Plan, funding for the department comes from CDGB funds as well as the City Council will make available an estimated \$425,000 in general fund resources to fund agencies that are actively engaged in the provision of social services in Carrollton.

In exchange for the funding, the agencies and organizations work closely with the City in the provision of social services to all citizens in need. The close partnership the City has with each agency grows with each year of collaboration. Staff that is employed as part of CDBG grant administration and planning activity provide technical, referral and capacity building assistance for the agencies on an ongoing basis.

The list below identifies some of the principle partners for the City's priority funding and service development:

- Bea's Kids
- CASA of Denton County
- Children's Advocacy Center for Denton County
- WOVEN Medical Clinic
- Metrocrest Services

The City meets with all of its partners on an as-needed basis to develop organization capacity and programming offerings. Staff also regularly provides technical assistance and professional expertise to further develop institutional structure for all agencies and organizations serving the low-to-moderate income citizens of Carrollton.

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

The City does not intend to use publicly owned land or property to fulfill the goals of the 2019-2023 Five-year Consolidated Plan.

Discussion

Please see above.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|---|---|--|-------------------|---|
| 1 | Goal 1. Improve Neighborhood Infrastructure | 2019 | 2023 | Non-Housing Community Development | 2019-2023 NOTICE Priority Neighborhoods | Neighborhood Infrastructure Improvements | CDBG: \$3,000,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted |
| 2 | Goal 2. Enhance Code Enforcement | 2019 | 2023 | Non-Housing Community Development | 2019-2023 NOTICE Priority Neighborhoods | Housing and Neighborhood Improvements | CDBG: \$356,000 | Housing Code Enforcement/Foreclosed Property Care: 3750 Rental Housing Units |
| 3 | Goal 3. Provide Neighborhood Matching Grants | 2019 | 2023 | Non-Housing Community Development | | Housing and Neighborhood Improvements | CDBG: \$0 | General Funds For Neighborhood Enhancement Matching Grants - \$300,000 |
| 4 | Goal 4. Preserve Existing Housing Stock | 2019 | 2023 | Affordable Housing Non-Housing Community Development | | Housing and Neighborhood Improvements | CDBG: \$562,500 | Homeowner Housing Rehabilitated: 100 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|---|-----------------|---------------------------------|----------------------|---|
| 5 | Goal 5. Assist Service Providers | 2019 | 2023 | Homeless Non-Homeless Special Needs Non-Housing Community Development | | Public Services/Social Supports | CDBG: \$0 | Public service activities for Low/Moderate Income Housing Benefit: 80,000 Households Assisted Homelessness Prevention: 75,000 Persons Assisted General Funding for 5-Year period: \$2,000,000 |
| 6 | Goal 6. COVID-19 Response and Recovery | 2020 | | | | | CDBG-CV: \$1,260,250 | Prevent, prepare for, respond to, and recover from the coronavirus COVID-19 pandemic. Number of low income Carrollton residents who received treatment for Coronavirus: Number of low income residents in Carrollton who received assistance for housing assistance: \$1,252,750 |

Table 558 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Goal 1. Improve Neighborhood Infrastructure |
| | Goal Description | <p>Due to the City’s aging neighborhoods and unique circumstances involving soil quality in the Carrollton area, significant public infrastructure repairs are needed throughout the City. Rather than randomly address necessary repairs, the City has elected to systematically implement needed street, alley, sidewalk and water and sewer line repairs one neighborhood at a time until the entire public infrastructure in that area has been repaired or reconstructed. Once repairs have been completed the City ensures that the neighborhoods are well preserved through code enforcement activities. These two efforts are called the <i>Neighborhood Oriented Targeted Infrastructure and Code Enforcement</i> program, or NOTICE.</p> <p>Goal 1 relates to the first element of NOTICE: infrastructure improvement. Through the NOTICE program, the City will repair and reconstruct all public infrastructure in 2 to 3 low and moderate income neighborhoods over the next five years. This will include all necessary repairs to street, alley, sidewalk and water and sewer line infrastructure until the entire neighborhood is repaired or reconstructed. NOTICE project goals will be realized by leveraging the CDBG funds with General Funds, Bond Funds and Utility Funds. As needed, the City will also update and revise existing ranking system as needed to determine priority neighborhoods for program.</p> <p>The City will also fund a NOTICE Neighborhood Revitalization projects as needed for parks and public facilities located in the low to moderate income areas of the city.</p> |
| 2 | Goal Name | Goal 2. Enhance Code Enforcement |
| | Goal Description | Utilization of enhanced code enforcement preserves multi-family rental housing to ensure healthy and safe living space for residents to live in. |
| 3 | Goal Name | Goal 3. Provide Neighborhood Matching Grants |
| | Goal Description | Continue to provide matching grants to neighborhood groups to upgrade and restore public property in the City through the City’s Neighborhood Enhancement Matching Grant Program through the use of General Funds. |

| | | |
|---|-------------------------|---|
| 4 | Goal Name | Goal 4. Preserve Existing Housing Stock |
| | Goal Description | Continue to fund the City's Home Rehabilitation program to assist low to moderate income homeowners complete home repairs that they otherwise would be unable to afford. This program will have several activities: Minor Home Repair, Emergency Repair, and People Helping People. |
| 5 | Goal Name | Goal 5. Assist Service Providers |
| | Goal Description | Continue to allocate a portion of the City's General Fund towards grants and donations for Carrollton service providers that target low to moderate income residents. |
| 6 | Goal Name | Goal 6. COVID-19 Response and Recovery |
| | Goal Description | Utilization of CARES Act funding to assist low income residents in Carrollton who have been affected by COVID-19. These funds will provide social service agencies funds to assist with housing assistance and medical assistance. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates approximately 20 families will be assisted each year through the Minor Home Repair, Emergency Home Repair Grant and People Helping People Programs funded through the CDBG grant. The City Neighborhood Enhancement Matching Zone Grant and Single-Family Rehab Incentive allocated through General Funds anticipates assisting another 20 families each year.

Expected Resources

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

Introduction

This section discusses the resources that will be used to meet the goals of the 2019-2023 Five-year Consolidated Plan. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|----------------|-----------------------|--|----------------------------------|--------------------|--------------------------|------------------|---|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 828,463 | 0 | 39,765 | 868,228 | 0 | |
| CDBG-CV | Public-federal | Other: To prevent, prepare for, and respond to the Coronavirus | 1,260,250 | | | 1,260,250 | | |

Table 659 - Expected Resources – Priority Table

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

The City leverages federal funds by using them in conjunction with City dollars for the NOTICE program. In addition, the City allocates about \$400,000 annually to local organizations providing direct services to low income households. The agencies and organizations receiving those funds work closely with the City in the provision of social services to all citizens in need. The close

partnership the City has with the various agencies grows with each year of collaboration and changes to address emerging needs. Staff that is employed as part of CDBG grant administration and planning activity provide technical, referral and capacity building assistance for the agencies on an ongoing basis.

The list below identifies some of the principal partners for the City's priority funding and service development:

- Bea's Kids
- CASA of Denton County
- Children's Advocacy Center for Denton County
- Woven Health Care
- Metrocrest Services

The City meets with all of its partners on an as-needed basis to develop organization capacity and programming offerings. Staff also regularly provides technical assistance and professional expertise to further develop institutional structure for all agencies and organizations serving the low-to-moderate income citizens of Carrollton.

Based on previous budgets and at the City Council's discretion the City anticipates allocating general funds in the following areas:

- \$60,000 for Neighborhood Enhancement Matching Grants
- \$425,000 for Social Service Agency funding (estimated value)
- \$45,000 for Neighborhood Empowerment Zone funding
- \$8,000 for Single Family Rehab Incentives in NOTICE neighborhoods
- \$187,700 for salary and benefits for three Community Development staff who oversee the NEMGP grants, MHRP grants, PHP grants, Single-Family Rehab Incentives, Emergency Repair Grants, NOTICE infrastructure improvements, Sign Toppers, and Single-Family Demolition/Rebuild grants.

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

The City does not intend to use publicly owned land or property to fulfill the goals of the 2019-2023 Five-year Consolidated Plan.

Discussion

Please see above.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|---|---|--|-----------------|---|
| 1 | Goal 1. Improve Neighborhood Infrastructure | 2019 | 2020 | Non-Housing Community Development | 2019-2023 NOTICE Priority Neighborhoods | Neighborhood Infrastructure Improvements | CDBG: \$643,728 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted |
| 2 | Goal 2. Enhance Code Enforcement | 2019 | 2020 | Non-Housing Community Development | 2019-2023 NOTICE Priority Neighborhoods | Housing and Neighborhood Improvements | CDBG: \$67,000 | Housing Code Enforcement/Foreclosed Property Care: 1,500 Household Housing Unit |
| 3 | Goal 3. Provide Neighborhood Matching Grants | 2019 | 2020 | Non-Housing Community Development | 2019-2023 NOTICE Priority Neighborhoods | Neighborhood Infrastructure Improvements | CDBG: \$0 | Other: Use up to \$60,000 in General Funds each year for NEMGP Program |
| 4 | Goal 4. Preserve Existing Housing Stock | 2019 | 2020 | Affordable Housing Non-Housing Community Development | 2019-2023 NOTICE Priority Neighborhoods | Housing and Neighborhood Improvements | CDBG: \$132,500 | Homeowner Housing Rehabilitated: 20 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|--|---|---------------------------------------|----------------------|---|
| 5 | Goal 5. Assist Service Providers | 2019 | 2020 | Homeless Non-Homeless Special Needs Non-Housing Community Development | 2019-2023 NOTICE Priority Neighborhoods | Public Services/Social Supports | CDBG: \$0 | Public service activities for Low/Moderate Income Housing Benefit: 16,000 Households Assisted Homelessness Prevention: 15,000 Persons Assisted. Allocation of approximately \$425,000 in General Funds each year for social service agencies. |
| 6 | Goal 6. COVID-19 Response and Recovery | 2020 | | | | | CDBG-CV: \$1,260,250 | Prevent, prepare for, respond to, and recover from the coronavirus COVID19 pandemic. Number of low income Carrollton residents who received treatment for Coronavirus: Number of low income residents in Carrollton who received assistance for housing assistance: |

Table 760 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|--|
| 1 | Goal Name | Goal 1. Improve Neighborhood Infrastructure |
| | Goal Description | <p>As captured in the analysis conducted for the Consolidated Plan, the City’s housing needs are relatively modest. The City’s community development needs, however, are much greater. As noted above, the City’s infrastructure needs replacing to prevent substantial repair bills for owners. Low-income households in particular would have much difficulty affording the \$10,000 to \$15,000 it would take to pay for infrastructure improvements themselves. If these repairs were not made, infrastructure would continue to decline, leading to lower property values and neighborhood decline. To preserve the housing stock of its low and moderate income neighborhoods, many of which are minority-concentrated, the City has made public infrastructure improvements to neighborhoods, parks, and public facilities a top priority. In addition, the City will provide capital funding for materials and specialized labor for neighborhood revitalization in LMI target neighborhoods.</p> <p>To determine which low and moderate income neighborhoods have the greatest needs, the City has developed a needs identification and ranking system, which it reviews and updates on a regular basis. This system takes into account property/housing values, crime, age of housing stock, code violations and other relevant characteristics to determine which neighborhoods have the greatest needs and would benefit the most from community investment.</p> |
| 2 | Goal Name | Goal 2. Enhance Code Enforcement |
| | Goal Description | Utilization of enhanced code enforcement preserves multi-family rental housing to insure healthy and safe living space for residents to live in. |
| 3 | Goal Name | Goal 3. Provide Neighborhood Matching Grants |
| | Goal Description | Continue to provide matching grants to neighborhood groups to upgrade and restore public property in the City through the City’s Neighborhood Enhancement Matching Grant Program through the use of General Funds. |

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| 4 | Goal Name | Goal 4. Preserve Existing Housing Stock |
| | Goal Description | Low-income households in particular would have difficulty affording the \$3,000 to \$10,000 it would take to pay for housing improvements themselves. If these repairs were not made, structures would continue to decline, leading to lower property values and neighborhood decline. To preserve the housing stock of its low and moderate income neighborhoods, many of which are minority-concentrated, the City has made it a priority to continue to fund the City's Housing Rehabilitation program which includes People Helping People, Minor Home Repair and Emergency Repair projects to assist low to moderate income homeowners complete minor home repairs that they would otherwise been unable to afford with additional general funds. Goal is to address 20 structures this year. |
| 5 | Goal Name | Goal 5. Assist Service Providers |
| | Goal Description | Continue to allocate a portion of the City's General Fund towards grants and donations for Carrollton service providers that target low to moderate income residents through the allocation of General Funds. |
| 6 | Goal Name | Goal 6. COVID-19 Response and Recovery |
| | Goal Description | Prevent, prepare for, respond to, and recover from the coronavirus COVID-19 pandemic. Number of low-income Carrollton residents who received treatment for Coronavirus: Number of low-income residents in Carrollton who received assistance for housing assistance: |

Projects

AP-35 Projects – 91.220(d)

Introduction

This section details the projects proposed for the 2019-2020 program year.

Projects

| # | Project Name |
|------|---|
| 1 | N.O.T.I.C.E. – Rhoton Park |
| 2 | N.O.T.I.C.E. – Thomas Park |
| 3 | Minor Home Repair Grants |
| 4 | Emergency Repair Grants |
| 5 | People Helping People |
| 6 | Enhanced Code Enforcement |
| 7 | Administration – Staff CDBG training |
| XX8X | CARES Act – Metrocrest Services and WOVEN Health Clinic |

Table 861 – Project Information

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

The priorities for Program Year 2019 are based on identification of the greatest needs in Carrollton, as described in the MA and NA sections of the Consolidated Plan. These include aging infrastructure and aging housing stock. In Program Year 2019, the City of Carrollton will allocate a total of \$868,228 in CDBG funds to meet these objectives. The specific allocation of those funds is as follows:

- 74% or \$643,728 dedicated to physical improvements to Rhoton and Thomas Parks.
- 16% or \$132,500 dedicated to the City’s Housing Rehabilitation Program which includes Minor Home Repair Grants, Emergency Repair Grants, People Helping People activities.
- 7% or \$67,000 for Enhanced Code Enforcement in the CDBG Target Area.
- 3% or \$25,000 for CDBG training for new staff, and ongoing training for established staff.

AP-38 Project Summary
Project Summary Information

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| 1 | Project Name | N.O.T.I.C.E. - Rhoton Park |
| | Target Area | 2019-2023 -CDBG Target Area |
| | Goals Supported | Goal 1. Improve Neighborhood Infrastructure |
| | Needs Addressed | Neighborhood Infrastructure improvements |
| | Funding | CDBG: \$325,000 |
| | Description | N.O.T.I.C.E. project for Rhoton Park, to upgrade park equipment and provide enhancements |
| | Target Date | 09/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Rhoton Park serves 244 families in the Park Place Addition, which is predominately Hispanic and is low to moderate income. The park also serves 2 additional neighborhoods totalling 664 families, also predominately Hispanic, which had been previously defined as a low to moderate income area, but are not now. |
| | Location Description | 2250 Ridgedale Drive |
| | Planned Activities | Replace and upgrade playground equipment and surface areas, install lighting, retasking of sport court. |
| 2 | Project Name | N.O.T.I.C.E. – Thomas Park |
| | Target Area | 2019-2023 -CDBG Target Area |
| | Goals Supported | Goal 1. Improve Neighborhood Infrastructure |
| | Needs Addressed | Neighborhood Infrastructure improvements |
| | Funding | CDBG: \$318,728 |
| | Description | N.O.T.I.C.E. project for Thomas Park, to upgrade park equipment and enhancements. |
| | Target Date | 09/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 350 single-family households along with an addition 377 apartment units will benefit from the proposed activity. The area served is predominately Hispanic. |
| | Location Description | 1955 Perry Road |
| | Planned Activities | Replace and upgrade playground equipment and play surface areas and infrastructure repairs. |
| 3 | Project Name | Minor Home Repair Grant |
| | Target Area | Varies |
| | Goals Supported | Goal 4. Preserve Existing Housing Stock |

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| | Needs Addressed | Housing and Neighborhood Improvements |
| | Funding | CDBG: \$95,000 |
| | Description | Minor Home Repair grants in the form of a forgivable loan to address repair of structural issues on single-family residential owned homes |
| | Target Date | 09/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Expected to work on 15 single-family residential homes for grants in the Minor Home Repair Program. |
| | Location Description | Applicants must income qualify for the grant and locations are unknown until said grant is awarded. |
| | Planned Activities | Minor exterior repair grants to individuals of low to moderate income to perform repairs of structural issues on single-family residential owned homes. |
| 4 | Project Name | Emergency Repair Grant |
| | Target Area | Varies |
| | Goals Supported | Goal 4. Preserve Existing Housing Stock |
| | Needs Addressed | Housing and Neighborhood Improvements |
| | Funding | CDBG: \$30,000 |
| | Description | Provide grants for repair projects designated as emergency situations requiring prompt attention |
| | Target Date | 09/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated the Emergency Repair grant will benefit 3 low to moderate income families who financially qualify for the grant. |
| | Location Description | Locations are determined at time of application submittal and qualification review by staff of the applicant. |
| | Planned Activities | Repairs on a structure of an immediate nature |
| 5 | Project Name | People Helping People |
| | Target Area | Varies |
| | Goals Supported | Goal 4. Preserve Existing Housing Stock |
| | Needs Addressed | Housing and Neighborhood Improvements |
| | Funding | CDBG: \$7,500 |

| | | |
|---|--|---|
| | Description | Projects for individuals who are low to moderate income, which involve public participation in repairs to a single-family owned residential property. |
| | Target Date | 09/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated 2 low to moderate income families, who income qualify will be assisted with this program each year |
| | Location Description | Locations are determined upon submittal and qualification review by staff of the applicant and the availability of citizen participants to work at the homeowners' property |
| | Planned Activities | Exterior repairs to the structure |
| 6 | Project Name | Enhanced Code Enforcement |
| | Target Area | 2019-2023 CDBG Target Area |
| | Goals Supported | Goal 4. Preserve Existing Housing Stock |
| | Needs Addressed | Housing and Neighborhood Improvements |
| | Funding | CDBG: \$67,000 |
| | Description | To pay salary and benefits for code enforcement officer dedicated to the CDBG Target Area |
| | Target Date | 09/30/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 6,300 multi-family units reside in the CDBG Target Area which are eligible for the code enforcement officer to inspect. It is expected approximately 900 of the multi-family units will be directly inspected by the code enforcement officer. Also, an additional exterior inspection of 41 multi-family complexes will be conducted |
| | Location Description | 2019-2023 CDBG Target Area |
| | Planned Activities | Perform annual exterior inspections of multi-family complexes, interior inspections of approximately 15% of multi-family apartments, address code violations observed during those inspections |
| 7 | Project Name | Administration - Staff Training |
| | Target Area | Varies based upon CDBG program being worked on |
| | Goals Supported | Goal 1. Improve Neighborhood Infrastructure Goal 4. Preserve Existing Housing Stock |
| | Needs Addressed | Housing and Neighborhood Improvements |
| | Funding | CDBG: \$25,000 |
| | Description | To pay for travel and training of new staff in the area of CDBG funding and to provide ongoing training for established staff |

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| Target Date | 09/30/2020 |
| Estimate the number and type of families that will benefit from the proposed activities | Citizens of low to moderate income and in the CDBG Target Area will have additional CDBG trained staff to discuss issues with relating to qualifying for the various CDBG grants, or on CDBG funded projects in their neighborhoods. |
| Location Description | 1945 E. Jackson Road |
| Planned Activities | Training of 3 new staff members in the Basic CDBG class at an off-site location which is undetermined at this time. Also, further education training in other areas of CDBG funding and accountability by established staff |
| Project Name | CARES Act – Metrocrest Services and WOVEN Health Clinic |
| Target Area | Varies within Carrollton city limits |
| Goals Supported | Goal 6. COVID-19 Response and Recovery |
| Needs Addressed | Housing Assistance and Medical Treatment |
| Funding | HUD: \$1,260,250 |
| Description | To fund two social service agencies who will provide medical treatment and services and housing assistance to low income residents in the city of Carrollton. |
| Target Date | 12/1/2020 |
| Estimate the number and type of families that will benefit from the proposed activities | |
| Location Description | Various locations around the City of Carrollton |
| Planned Activities | WOVEN Health Clinic will open a clinic in Carrollton to assist low-income residents with health treatment and services. Metrocrest Services will pay staff who will assist low – income residents with housing assistance. |

Program Specific Requirements

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

Introduction: This section outlines Program Specific Requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

| | |
|---|------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | none |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | none |
| 3. The amount of surplus funds from urban renewal settlements | none |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | none |
| 5. The amount of income from float-funded activities | none |
| Total Program Income | \$0 |

Other CDBG Requirements

| | |
|--|------|
| 1. The amount of urgent need activities | \$0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income | 100% |

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

Appendix - Alternate/Local Data Sources

| Sort* | Data Source Name |
|-------|--|
| 1 | 2012 ACS |
| 2 | 2000 Census (Base Year), 2016-2017 ACS |
| 3 | 2011-2015 CHAS Data |
| 4 | PD & R Picture of Subsidized Households database |
| 5 | HUD AFFH Table 6 |
| 6 | 2017 ACS 1-Year |
| 7 | 2019 HUD FMR and HOME Rents |
| 8 | 2017 ACS 1-Year and Quarterly Workforce Indicators |
| 9 | Metrocrest Services 2019 Point in Time Count |

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