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2015-2016

Annual Plan

Prepared by the Neighborhood Services Department

## Expected Resources

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

#### Introduction

The City of Tyler receives funding for the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME). This program will bring in approximately \$5,700,000 into the City through CDBG and HOME Entitlement funds to support affordable housing and promote economic development during the next five-year period. During the first-year (FY 2015-2016), the City will receive \$838,268 in CDBG and \$289,112 in HOME Entitlement funds. The funds will be used primarily for administration, acquisition, public service activities, clearance and demolition, code enforcement, housing rehabilitation, new construction, first-time homebuyer, and public facilities improvements.

#### 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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	838,268	0	0	838,268	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	289,112	0	0	289,112	1,156,448	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 54 - 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**

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other adjustments by the City for housing development activities in underdeveloped and low-mod areas, such as waiver of fees for water, sewer, permits, etc. Additionally consider establishment of Neighborhood Empowerment Zones in partnership with participating developers.

Other sources of funding will include: the HUD Housing Choice Voucher Program, Low-Income Housing Tax Credit (LIHTC), Federal Home Loan Bank, State funds, private lender financing, private foundation funds, non-profit organizations, for-profit developers, and local contributors. Leveraging will also be accomplished through coordination of programs with non-profit partners and volunteer work groups who will provide labor and assistance.

For the regions HOME Participation match requirement, the City considers funding projects that require local match funds. Some of the sources of local match will include: City general and other local funds, City or County donated properties, City donated services, locally-funded infrastructure, funds provided by Community Development Corporations, resources by other City departments with fee waivers, reduction, waiver of permit fees, etc., in-kind service and assistance by the Affordable Housing Task Force, funds provided by private lending institutions, as well as private investments and local higher education partners.

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

The City will make lots available to developers through the Housing Infill Program (HIP) who will committed to build affordable housing in low-mod census tract areas as part of the Affordable Housing Task Force. Priority is given to projects that intend to revitalize neighborhoods and stimulate economic development within the City.

## **Discussion**

## 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	Homebuyer	2015	2019	Affordable Housing		Decent Housing	CDBG: \$70,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted
2	Clearance/Demolition	2015	2019	Housing Community Development		Suitable Living Environment	CDBG: \$50,000	Buildings Demolished: 12 Buildings
3	Code Enforcement	2015	2019		McCain Drive Target Area	Suitable Living Environment	CDBG: \$50,000	Other: 125 Other
4	Housing Activity - TBRA	2015	2019	Affordable Housing Homeless		Decent Housing	HOME: \$5,000	Homelessness Prevention: 5 Persons Assisted
5	Housing Rehabilitation	2015	2019	Minor Repair		Suitable Living Environment	CDBG: \$200,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
6	New Construction	2015	2019	Affordable Housing New Construction		Decent Housing	HOME: \$240,201	Homeowner Housing Added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Public Services Activities	2015	2019	Non-Housing Community Development		Suitable Living Environment	CDBG: \$30,000	Other: 215 Other
9	PATH - Affordable Housing	2015	2019	Affordable Housing		Decent Housing	HOME: \$15,000	Rental units rehabilitated: 3 Household Housing Unit
10	Public Facilities	2015	2019	Non-Housing Community Development		Suitable Living Environment	CDBG: \$270,615	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1222 Persons Assisted

Table 55 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Homebuyer
	<b>Goal Description</b>	Funds to provide or expand affordable housing opportunities for low-income homebuyers by providing down payment and closing cost assistance (including direct & project delivery costs) and homebuyer education assistance.
<b>2</b>	<b>Goal Name</b>	Clearance/Demolition
	<b>Goal Description</b>	Funds to be utilized for removal of dilapidated structures and clearance activities (including direct costs and project delivery costs).
<b>3</b>	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide funding for project delivery costs for the identification of 125 code violations related to neighborhood revitalization in low income census tracts.

<b>4</b>	<b>Goal Name</b>	Housing Activity - TBRA
	<b>Goal Description</b>	Provide transitional housing for up to 5 homeless veterans through rental assistance for temporary housing for veterans in order to transition to self-sufficiency.
<b>5</b>	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Funds to preserve existing housing through Minor Repair and Removal of Architectural Barriers of owner-occupied dwelling (including direct costs and project delivery costs).
<b>6</b>	<b>Goal Name</b>	New Construction
	<b>Goal Description</b>	Construction of modest and affordable dwellings for low-moderate households.
<b>8</b>	<b>Goal Name</b>	Public Services Activities
	<b>Goal Description</b>	Operating expenses of non-profit organizations that provide eligible health and human services to low-income residents.
<b>9</b>	<b>Goal Name</b>	PATH - Affordable Housing
	<b>Goal Description</b>	Funding to be used to support the rehabilitation of affordable rental housing units to be used for low-income between families 30% - 60% MFI.
<b>10</b>	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Funds will be used to install curb and gutters and street improvements for McCain Drive.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of the community survey, and meetings with social service agencies regarding the housing and community development needs of low-mod income citizens, children, elderly persons, persons with disabilities, veterans, and homeless persons.

#### Projects

#	Project Name
1	First-Time Homebuyer
2	Clearance/Demolition
3	CDBG/HOME Administration
4	Housing Activity - TBRA
5	Housing Rehabilitation
6	New Construction
7	PATH - Housing Activity
8	Public Facilities Street Project (Target Area)
9	Code Enforcement
10	Public Service Activity - (Literacy Council)
11	Public Facility Improvement (North Tyler Day Nursery)
12	Public Service Activity (Great Foundations)
13	Public Service Activity (Education)

Table 56 – Project Information

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

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan forums and community survey process. The projects are deemed to be of the highest priority and/or meet the greatest need. The chief obstacle to meeting these needs is a lack of resources

**AP-38 Project Summary**  
**Project Summary Information**

**Consolidated Plan**

OMB Control No: 2506-0117 (exp. 07/31/2015)

**TYLER**

**124**

<b>1</b>	<b>Project Name</b>	First-Time Homebuyer
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homebuyer
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Funds to provide or expand affordable housing opportunities for low-income homebuyers by providing down payment and closing cost assistance (including direct & project delivery costs) and homebuyer education assistance.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four low-mod income families will benefit from this activity
	<b>Location Description</b>	Activity will be located within the Tyler city limits
	<b>Planned Activities</b>	Increase the viability for potential homeownership opportunities by providing down payment and closing cost assistance to low-income homebuyers.
<b>2</b>	<b>Project Name</b>	Clearance/Demolition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Clearance/Demolition
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funds to be utilized for removal of dilapidated structures and clearance activities (including direct costs and project delivery costs).
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Activities will be conducted on a city wide basis.

	<b>Planned Activities</b>	Decrease the number of vacant substandard housing units within the City of Tyler by continuing the demolition and clearance of vacant dilapidated structures.
<b>3</b>	<b>Project Name</b>	CDBG/HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Suitable Living Environment Decent Housing
	<b>Funding</b>	CDBG: \$167,653 HOME: \$28,911
	<b>Description</b>	Administration of CDBG/HOME programs and other eligible activities that benefit low/mod income citizens with services provided by staff, contractors, non-profits, and/or consultants for management, planning, and capacity building activities.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that through all the grant funded programs administered by the City that more than 3500 eligible low-to-moderate-income families and individuals will benefit from the proposed activities.
	<b>Location Description</b>	Administration of projects will be conducted city-wide, however preference and priority will be give to those activities that will benefit low- to moderate-income individuals and families. The location of administration activities will be at 900 W. Gentry Parkway, Tyler, Texas 75702.
<b>Planned Activities</b>	Administration of CDBG/HOME programs and other eligible activities that benefit low/mod income citizens with services provided by staff, contractors, non-profits, and/or consultants for management, planning, and capacity building activities.	
<b>4</b>	<b>Project Name</b>	Housing Activity - TBRA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Activity - TBRA
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	HOME: \$5,000
	<b>Description</b>	

	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five Homeless veterans will benefit from this activity
	<b>Location Description</b>	Activity will be conducted city-wide. Gap Rental Assistance will be provided on a short-term basis for temporary housing to homeless veterans seeking permanent shelter. These will be primarily identified from those veterans who have applied and are on the waiting list for the VASH program, but would not exclude other homeless veterans who may be in need. The funding will allocate \$1,000 per veteran with a maximum period of 3-months (90 days) to seek housing or a more permanent form of shelter.
	<b>Planned Activities</b>	Provide temporary short-term housing for up to 5 homeless veterans through rental assistance for temporary housing for veterans in order to help them transition to self-sufficiency.
5	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Funds to preserve existing housing through Minor Repair and Removal of Architectural Barriers of owner-occupied dwelling (including direct costs and project delivery costs).
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 low/mod income homeowners will benefit from this activity
	<b>Location Description</b>	Projects under this activity will be located within the city limits of Tyler within low-moderate census tract areas.
	<b>Planned Activities</b>	Improve the condition and availability of affordable housing in FY 2015-2016 by improving minor repairs/ABR housing rehabilitation for low-income homeowners.

<b>6</b>	<b>Project Name</b>	New Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	HOME: \$240,201
	<b>Description</b>	New Construction and Reconstruction of modest and affordable dwellings for low-moderate households. This activity will provide replacement housing for existing homeowners on the same lot or new lot if needed.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three (3) low/mod homeowners will benefit from this activity.
	<b>Location Description</b>	Activity will be located within the city limits of Tyler
	<b>Planned Activities</b>	Funding to be used for new construction of modest and affordable dwelling for low income resident between 30% - 60% MFI
<b>7</b>	<b>Project Name</b>	PATH - Housing Activity
	<b>Target Area</b>	
	<b>Goals Supported</b>	PATH - Affordable Housing
	<b>Needs Addressed</b>	Decent Housing
	<b>Funding</b>	HOME: \$15,000
	<b>Description</b>	Funding used as leveraging support for the rehabilitation of existing affordable rental housing to be used for low-income families 30%-60% MFI
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three (3) low/mod income families will benefit from this activity
	<b>Location Description</b>	Activity will occur in low/mod census tract area

	<b>Planned Activities</b>	Three existing single-family homes rental units will be rehabilitated. These are units from PATH's existing stock of rental properties. The actual number of units rehabbed will be determined by the overall costs to bring units up to standard. It is anticipated that three (3) units will receive rehabilitation by PATH with supporting assistance from the grant funds.
8	<b>Project Name</b>	Public Facilities Street Project (Target Area)
	<b>Target Area</b>	McCain Drive Target Area
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$270,615
	<b>Description</b>	Funds will be used to install curb and gutters and street improvements for McCain Drive Target Area. Also poor drainage issues will be addressed.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Target Area Street Project (McCain Drive). This areas is located in Census Tract 4, Block Group 2, and 1,222 families(of which 77.3% are low mod residents) will benefit from this activity.
	<b>Location Description</b>	This is the McCain Drive Target Area. It is located in Census Tract 4, Block Group 2.  The boundaries are as follows:  From the northwest corner of W. Front Street, due south to South Hill Avenue; due east to McCain Drive; due south on McCain Drive to West Houston.
<b>Planned Activities</b>	Funds will be used to install curb and gutters and street improvements for McCain Drive Target Area. Also, poor drainage issues will be addressed and improved upon.	
9	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	Provide funding for project delivery costs for the identification of 125 code violations related to neighborhood revitalization in low income census tracts.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 125 families will benefit from this activity. Out of the numerous housing inspections that will be done throughout the year, it is anticipated that 125 code violations will be addressed and monitored until violations have been corrected by property owners.
	<b>Location Description</b>	Neighborhood revitalization in low income census tract areas.
	<b>Planned Activities</b>	Decrease the number of vacant substandard housing units within the City of Tyler through the continuation of code enforcement efforts.
10	<b>Project Name</b>	Public Service Activity - (Literacy Council)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services Activities
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$7,000
	<b>Description</b>	Provide funding to Literacy Council of Tyler for education and GED services to illiterate adults
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14 individuals will benefit from this activity.
	<b>Location Description</b>	This activity will be conducted within the city limits of Tyler at 1530 SSW Loop 323.
<b>Planned Activities</b>	Provide funding to Literacy Council of Tyler for education and GED services to illiterate adults. Education materials and partial salaries of hours worked on project will be paid from this grant.	
11	<b>Project Name</b>	Public Facility Improvement (North Tyler Day Nursery)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Suitable Living Environment

	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	North Tyler Day Nursery - Funds will address and correct safety issues for the multicultural day care center to help fulfill the mission of a safe, educational environment for children. This is will include structural changes to the building in order to install emergency fire safety exits in each classroom.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	65 children will benefit from this activity
	<b>Location Description</b>	Activity will be conducted within the city limits of Tyler at 3000 North Border Avenue.
	<b>Planned Activities</b>	North Tyler Day Nursery - Funds will address and correct safety issues for the multicultural day care center to help fulfill the mission of a safe, educational environment for children.
12	<b>Project Name</b>	Public Service Activity (Great Foundations)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services Activities
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Great Foundations, Inc. - Funds will provide assistance in training and learning disabilities for children with speech problems, academic struggles, or delays in social, emotional and/or behavioral skills. Specifically for children in a childcare environment who require non-traditional learning needs. Will provide more one-on-one instruction
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 children will benefit from this activity
	<b>Location Description</b>	Education activities will be administered within the city limits of Tyler at Great Foundations, Inc. facility on 307 N. Glenwood.

	<b>Planned Activities</b>	Great Foundations, Inc. - Funds will provide assistance in training and learning disabilities for children with speech problems, academic struggles, or delays in social, emotional and/or behavioral skills. Specifically for children in a childcare environment who require non-traditional learning needs. Will provide more one-on-one instruction and special educational techniques. Funds will be used for program material.
<b>13</b>	<b>Project Name</b>	Public Service Activity (Education)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services Activities
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	People Attempting to Help - will provide seven, eight-hour sessions of homebuyer education courses for the underprivileged to realize the American Dream of Homeownership.
	<b>Target Date</b>	9/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 families will benefit from this activity
	<b>Location Description</b>	This activity will beheld within the city limits of Tyler at 402 W. Front Street.
<b>Planned Activities</b>	People Attempting to Help - will provide seven, eight-hour sessions of homebuyer education courses for the underprivileged to "realize the American Dream of Homeownership. It will also serve as class where potential homebuyers can receive their homebuyer certification.	

## AP-50 Geographic Distribution – 91.220(f)

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

Much of the funding from the CDBG and HOME programs is available for use in any of the target neighborhoods or citywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit.

The approved Fiscal Year 2015 Target Area is McCain Drive. From the northwest corner of W. Front Street, due south to South Hill Avenue; due east to McCain Drive; due south on McCain Drive to West Houston. It is located in Census Tract 4, Block Group 2, which has a population of 1,222 and is 77.3% low/mod. The area is primary residential and has a concentration of Hispanic and African Americans. Other eligible projects and activities can be available on a city-wide basis unless they are required by HUD regulations to be limited to specific identified low-income areas.

### Geographic Distribution

Target Area	Percentage of Funds
McCain Drive Target Area	33

Table 57 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City has worked closely with the public and civic leaders to ascertain the priority needs within the targeted areas. In accordance with the successful past targeting of federal funds in identified annual target areas, the City has made available a percentage of the CDBG funds for affordable housing and public facilities projects and activities located in an “Annual Target Area” of the City. The selection criteria for annual target areas included an analysis of the following: 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, existence of active neighborhood associations, interest of residents in forming neighborhood associations, and other information determined by the City to be relevant to the concentrating of neighborhood revitalization funds.

### Discussion

Based on the information gained during the development of the Consolidated Plan, the City will make the HOME Program funds available for affordable housing activities throughout the City, with no geographic preference. Information on how the City of Tyler assess eligibility for programs is found in

the Neighborhood Services General Administrative Guidelines. Eligibility criteria is further explained in separate documentation for each program administered by NBS. The General Administrative Guidelines can be found at the office of Neighborhood Services located at 900 W. Gentry Parkway, or this information can be obtained by contacting the Community Development Office at (903) 531-

**1303. GENERAL ADMINISTRATIVE GUIDELINES 1. PURPOSE - APPLICATION PROCEDURES**

A. The NSD will provide public notice and advertisement regarding the availability of the program funds in accordance with the requirements contained in the City's approved Citizen Participation Plan. Interested applicants will be given application and verification forms and instructions for completion. Staff is available to assist with completion of required forms. Applicants can receive an application, instructions and verifications forms from the front desk secretary at the NBS office. All forms are kept up front for easy access for anyone who visits. Applicants can drop by the office, call and set up an appointment, or email a staff member and forms can be sent via email. If the applicant is handicap or does not have transportation, instructional forms and an application can be mailed to the client.

B. Applications must be submitted in writing. The original application can be filled out at the NBS office or brought back at a later date and given to the front desk receptionist who will route it to the proper personnel for review. Household income and other eligibility criteria will be determined and certified by examining source documents such as wage statements from employers, interest statements, and Warranty Deeds. Any changes in information must also be made in writing by the applicant. As a first priority, all applications are evaluated to determine if the applicant is at or below 80 percent of the medium income range to qualify. Depending on the specific program applied for, applications are also considered and evaluated on a first-come, first served basis for the Owner-Occupied Minor Repair Program. For the First-Time Homebuyer eligibility and capacity criteria are considered. For the Owner-Occupied Rehabilitation and Reconstruction Programs, along with income eligibility, a housing need basis is a determining factor, for Improving/revitalizing Neighborhoods applicants, a determination of target population and target area are factors, and for Rental Assistance consideration is made for special needs populations (persons with AIDS, veterans, elderly, homeless, children), and assistance for extremely low income households threatened with homelessness.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City maintains a strong commitment to preserving and maintaining the existing supply of affordable housing, as well as 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 being provided for homebuyers, homeowners, rental development, and new construction activities. CDBG funds are also made available to provide direct assistance with homebuyer and rehabilitation activities, and also to fund infrastructure and public facilities that allow for the new development of infill housing.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	5
Non-Homeless	37
Special-Needs	0
Total	42

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	5
The Production of New Units	3
Rehab of Existing Units	30
Acquisition of Existing Units	4
Total	42

**Table 59 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Tyler does not have a public housing authority or public housing units.

The continued affordability of housing units assisted through the City's programs is ensured through the use of liens with designated occupancy and affordability requirements. The City also continues to develop its relationship with non-profit housing and service providers and local lending institutions to improve the quality and quantity of its affordable housing stock. The City participates in HUD's **Section 8 Housing Choice Voucher Program** and currently manages 935 allocated vouchers and 59 Port-In vouchers for rental assistance. The City's Section 8 Program inspectors ensure that the subsidized housing units continue to meet Housing Quality Standards through initial, annual, and special inspections.

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

**Strategy 1.2.4:** Coordinate with the Housing Choice Voucher Program (HCVP) to identify homeownership opportunities through their subsidized funds.

**Output:** Meet with Housing Choice Voucher Program Manager at least annually to discuss homeownership opportunities for participants.

**Outcome:** HCVP participants that transition into homeownership.

**Indicator:** The number of HCVP participants that transition into homeownership.

The City of Tyler also provides support from its local general fund to assist with economic development activities to attract and retain new businesses and job opportunities that are available to low-income and underserved populations.

The Neighborhood Empowerment Zone (NEZ) will encompass a new neighborhood in North Tyler and located in a low mod census tract block group. The tract is approximately 7.91 acres and located North of the Lake View Apartment Development under construction on North Broadway Avenue. As an identified Tyler 21 initiative to create 3000 rooftops in the north Tyler area, the NEZ program will focus on the development of an entire neighborhood comprised of at least 20 homes on contiguous lots. It is anticipated that with the increase of affordable housing stock economic development will follow.

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

## **participate in homeownership**

The City of Tyler has no public housing. The City administers the Housing Choice Voucher Program and provides vouchers for 999 families and 43 Port-In low income families each month. Several apartment complexes participate in the Housing Choice Voucher Rental Assistance Program and provide rental assistance for tenants residing in their units.

- Continue to provide and expand affordable housing programs to reduce the economic impact of rent and homeownership burdens on low-income households.
- 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.
- Continue to provide and expand the Housing Choice Voucher Homeownership Program and apply each year for the Family Self Sufficiency Program funding which is designed to provide supportive and educational services leading to a decreased dependence on subsidy programs.
- Continue to provide economic development incentives utilizing local funds to encourage the retention and creation of employment opportunities available to low income residents.
- Encourage and initiate efforts to promote collaboration and reduce duplication of effort amongst the region's entities and public service providers.
- Actively participate with other local initiative designed to provide supportive services and environments to assist homeless and special need populations.

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

Tyler does not have a public housing authority or public housing units.

## **Discussion**

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

### **Introduction**

A major component of the City's strategy includes the continued participation in the Texas Balance of States CoC and support of the various agencies and organizations that provide supportive services and emergency, transitional, and permanent housing. The City will continue with these efforts as described in the Consolidated Plan.

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

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

**The one-year goals of the City of Tyler for reducing and ending homelessness includes:**

**Goal 3:** Improve the condition and availability of affordable housing in FY 2015.

**Objective 3.1:** Strengthen the collaboration with homeless providers to supply a continuum of services.

**Strategy 3.1.1:** Attend meetings, conferences, seminars, and outreach activities that support homeless efforts.

**Output:** Attend at least 3 meetings and support at least one outreach effort.

**Outcome:** A clear understanding of issues surrounding homelessness and possible solutions.

**Strategy 3.1.2:** Provide staff assistance for subcommittees, homeless counts, and Continuum of Care development.

**Output:** At least one staff member will participate on one subcommittee and assist with homeless

counts.

**Outcome:** Increased participation by the City of Tyler in the homeless continuum of care process.

Funding required to meet the objectives listed above would come from the ESG entitlement or Super NOFA grants. City of Tyler is not an Entitlement for the ESG Grant. Funding levels determined annually based grant funds available. Coordination efforts will be carried out by existing staff.

In order to reach out to homeless persons, The East Texas Human needs Network or other service providers organization will need to meet with city/county government, hospitals, Department of Human Services, the Justice System, and law enforcement agencies to develop a team approach to discharge planning in the East Texas area. This will involve a four-step strategy of identifying the scope of the problem, identifying priorities. Locating resources, and implementing institutional change.

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

In a community the size of Tyler, there is constant communication between supportive service and housing providers. The East Texas Human Needs Network has facilitated a more formal collaboration between service providers. The monthly Network meetings provide the forum discussing obstacles and learning about new services. In addition, the local 2-1-1 Call for Help through United Way also meets quarterly with all agencies listed in their services for homeless individuals and families and is the primary method used to move homeless individuals through the system.

For homeless persons entering the system, the 2-1-1 Texas A Call for Help Community Resource Center and the Homeless Management Information System (HMIS) can offer information and referral to case management and other supportive services. Most services are provided on a first-come, first serve basis with the majority of programs having an application process and eligibility requirements.

**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**

Several local organization such as social service agencies, charitable groups and religious organizations provide emergency/transitional housing and/or supportive services to the homeless and at-risk persons including abused women and children and substance abusers. The East Texas Human Needs Network will continue to expand the HMIS in order to provide up to-to-date information on services. Supportive services in the city are including but not limited to:

Outreach, Intake and Assessment: The Salvation Army, HiWay 80 Rescue Mission

Homeless Prevention: The Salvation Army, Path Permanent Affordable Housing: City of Tyler, PATH, The Salvation Army

Emergency Shelters: The Salvation Army, East Texas Crisis Center, Andrews Center (Veterans)

Transitional Housing: PATH

Permanent Supportive Housing: HUD VASH Vouchers (Veterans)

Supportive Services: PATH, The Salvation Army (Social Services), Veterans Administration, Gateway to Hope, HiWay 80 Rescue Mission

With the addition of the 2-1-1 system across Texas, outreach to other homeless individuals has become easier. Anyone in need can use any phone to dial 2-1-1 for assistance and be contacted immediately to Tyler's Community Resource Center.

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

The Texas Balance of State Continuum of Care states basic provisions of a discharge policy include:

- Discharge from institutions into homelessness is prohibited.
- Discharge planning begins at entry into the institution, and appropriate planning processes are

created and monitored.

- Access to mainstream service systems (establishing eligibility while still in the institution is necessary for reducing recidivism and homelessness).

The East Texas Human Needs Network or other service providers organizations will need to meet with city/council government, hospitals, Department of Human Services, the justice System, and law enforcement agencies to develop a team approach to discharge planning in the East Texas area. This will involve a four-step strategy of identifying the scope of the problem, identifying priorities, locating resources, and implementing institutional change.

## **Discussion**

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

### **Introduction:**

The Analysis of Impediments to Fair Housing provides a list of impediments to fair housing in Tyler. These impediments are identified in the Analysis of Impediments completed in August 2015. The following impediments are identified and discussed as barriers to fair housing. The City will evaluate the recommended remedial actions and will continue its implementation of those recommendations that are feasible during FY 2015. In the City of Tyler, the 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. An Affordable Housing Task Force has been formed to examine barriers to housing development and explore ways to expand the stock of affordable housing which the City is in the process of implementing.

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

Several barriers continued to negatively affect affordable housing: long waiting lists, inability of residents to come up with rent deposits and utility deposits, due to local groups not having adequate funding because of the sluggish economy and lack of philanthropy due to the economy. Housing affordability is also impacted by local factors such as the availability of land for new construction, the income of residents, the supply of housing and, housing costs. Affordable housing in Tyler is deterred by insufficient funds for down payment, lack of credit, and poor credit. In addition, the long-term affordability of a home, such as the required monthly principal, interest, taxes, and insurance payments, are often too high compared with available income for a low-income household. Furthermore, the availability of homes for sale in the price range and size for the low- to moderate-income family is limited. According to the city's Tyler 1st Comprehensive Plan, most of Tyler's housing is composed of single-family houses. The homeownership rate is lower than the statewide rate of 60%. Prices for existing single-family houses in Tyler have increased substantially since 2000. New houses are, on average, much larger and more expensive than existing homes. Nearly half of Tyler's households do not receive enough income to afford the median-priced single-family home. The estimated average sales price of a new single-family house in Tyler is \$225,000

The U.S. Department of Housing and Urban Development (HUD) describes a household experiencing a cost burden as having gross housing costs that are more than 30% of gross income. A household that experiences a severe cost burden is when gross housing costs are more than 50% of gross income. The

cost of home ownership can affect the level of property maintenance, the ability of the household to pay property taxes and ultimately the household's ability to retain its home. Likewise, high rents (and prohibitive security deposits) can make it difficult for renters to afford units. With almost half of the Tyler households under the median income, the cost of ownership or renting also becomes a burden.

**Discussion:**

Remedial actions to address barriers and impediments include the following:

**Action #1:** City of Tyler will continue to support the increased production of affordable housing through public private partnerships with developers and capacity building for nonprofits with the Entitlement Funds.

**Action #2:** City of Tyler will continue to help facilitate access to below-market-rate priced units by using its' federal funds to leverage nonfederal entitlement funding such as state low income tax credit and federal home loan bank funding and private sector participation in financing affordable housing and for neighborhood reinvestment.

**Action #3:** City of Tyler will continue to maintain a list of private partner lenders providing affordable housing financing and subsidies or offering buyers access to down payment, closing cost or favorable underwriting that supports buyers.

**Action #4:** City of Tyler will continue to identify and support local developers seeking additional federal, state and private sources of funds for affordable housing as they become available.

**Action #5:** City of Tyler will continue to encourage private sector support for affordable housing developed as a component of market rate and mixed use development.

**Action #6:** City of Tyler will encourage bank and traditional lenders to offer products addressing the needs of households with poor and marginal credit negatively impacting their ability to qualify for mortgages. These products can assist persons negatively impacted by their current utilizing predatory lenders. This may require traditional lenders and banks to establish "fresh start programs" for those

with poor credit and previous non-compliant bank account practices.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City continues to make available a significant portion of the federal grants to programs and activities that directly benefited low-income residents with affordable housing and health and human services needs. The City provided non-profit organizations and private housing developers with technical assistance and assistance with requests for data to research additional funding opportunities. The City also provided funding for programs designed to assist families to achieve self-sufficiency, and thereby break the generation welfare cycle. These efforts were geared toward providing parent education, homebuyer education, mentoring, tutoring, emergency shelter, day-care services for low-income families, leadership development in low-income neighborhoods, and demolition projects to assist in revitalization efforts.

### **Actions planned to address obstacles to meeting underserved needs**

The lack of a coordinated community effort to reduce gaps in services and duplication of effort amongst service providers hinders the ability to provide effective and efficient services that meet the identified needs of low income and special need populations. To address this issue, the City continues to evaluate and rank requests from organizations seeking public service funding. A mandatory workshop will be held for non-profit organizations interested in seeking federal funds, with the City providing technical assistance and information regarding the eligible uses of these funds and mandatory compliance and monitoring requirements. City staff will also be available to consult with individual agencies as needed. A **citizen's review committee** will be utilized to assist City staff and officials in evaluating the requests for funding in regards to 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 as contained in the Consolidated Plan.

### **Actions planned to foster and maintain affordable housing**

The City maintains a strong commitment to preserving and maintaining the existing supply of affordable housing, as well as 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 being provided for homebuyers, homeowners, rental development, and new construction activities. CDBG funds are also made available to provide direct assistance with homebuyer and rehabilitation activities, and also to fund infrastructure and public facilities that allow for the new development of infill housing.

The continued affordability of housing units assisted through the City's programs is ensured through the

use of liens with designated occupancy and affordability requirements. The City also continues to develop its relationship with non-profit housing and service providers and local lending institutions to improve the quality and quantity of its affordable housing stock.

The City of Tyler, through the implementation of the 2015 - 2019 Consolidated Plan and the FY 2015-2016 Annual Plan, will continue its efforts to foster decent housing for residents. Specifically, the City will:

- Continue to enforce building and housing codes that set forth the standards for all affordable housing programs administered and/or supported by the City
- Continue to provide educational opportunities and training for its staff administering affordable housing programs that provide housing meeting building and housing codes
- Continue to facilitate and fund the efforts of other entities and non-profit organizations providing affordable and standard housing
- Continue to enforce the Construction Specifications adopted by the Neighborhood Services Department that specifies the quality of materials and acceptable workmanship standards to be utilized on all CDBG and HOME funded projects
- Continue to make available technical assistance and funding in support of other projects and activities that remove health and safety hazards
- Continue to make available technical assistance and funding in support of public facility and infrastructure improvements in low income neighborhoods in order to encourage the redevelopment and new development of new affordable and decent housing opportunities and to improve the overall quality of life for low income residents

### **Actions planned to reduce lead-based paint hazards**

The City recognizes that older homes are potential sources of lead-based paint hazards, which can have detrimental effects on young children. As noted in the Homeless Needs Assessment, a considerable portion of the housing stock in Tyler has the potential of containing lead-based paint hazards.

The City is aware of the possible dangers of lead poisoning and will continue to monitor available health data to identify incidences of the problem. The City will distribute information to the public regarding the hazards of lead paint in addition to continuing the testing of lead paint on housing units being considered for CDBG or HOME assistance.

The following actions will be undertaken:

- Appropriate City staff not yet certified will completed the EPA-Accredited Certified Renovator Training. Policies and procedures will be updated as required and all contractors are required to

complete the certified renovator training certification as well.

- Provide public information and education regarding lead-based paint,
- Integrate lead hazard evaluation and reduction activities into housing activities when applicable,
- Monitor regular reports from the County Health Department and Texas Department of State Health Services to track the level of reported lead poisoning.
- Encourage local construction contractors to become certified as lead paint inspectors, removers, and abaters, and
- Continue to develop technical capacity within the City to manage lead-paint impacted projects.

### **Actions planned to reduce the number of poverty-level families**

In an effort to promote and encourage economic and social self-sufficiency, the City will undertake the following actions:

- Continue to provide and expand the Housing Choice Voucher Homeownership Program and the Family Self Sufficiency Program (FSS) with funding received for FY 2015. The FSS Program is designed to provide supportive and educational services leading to a decreased dependence on subsidy programs,
- 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, and
- Actively participate in the Texas Balance of States CoC for the Homeless and other local initiatives designed to provide supportive services and environments to assist homeless and

special need populations.

### **Actions planned to develop institutional structure**

The City of Tyler will coordinate and administer the identified goals, objectives, and strategies discussed in this document through its Neighborhood Services Department. The City will utilize and administer its CDBG, HOME, and other local, state, and federally-funded programs (as available) to support numerous affordable housing programs and other community development activities to assist low-income citizens and revitalize declining neighborhoods.

The City will also consider and offer letters of support when appropriate to other organizations and agencies seeking grant or state/federal funding. The staff in the Neighborhood Services Department shall act as liaisons to coordinate with volunteer groups who offer free labor assistance to low-income homeowners, other public and private groups providing housing assistance, and public and private groups who provide supportive services to low-income families. In addition, the City will continue to provide technical assistance and funding of health and public services as funds are available.

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

The City continues to pursue all funding opportunities that provide assistance to public and private agencies and other public service providers. The City will continue to provide technical assistance, assist in securing other funding sources (federal and non-federal), and break down barriers in an effort to streamline processes and increase local coordination efforts.

### **Discussion:**

## **Program Specific Requirements**

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

#### **Introduction:**

The City of Tyler has no other form of investments beyond what is identified in the HOME regulations.

Based on the information gained during the development of the Consolidated Plan, the City will make the HOME Program funds available for affordable housing activities throughout the City, with no geographic preference. However, every effort will be made to distribute the funds in a manner that addresses the priorities of needs identified in this plan. This includes distributing the funding throughout a variety of projects and activities that serve the maximum number of low-income, elderly, and special need households. The process of how the City accept applicants is explained below.

A. The NSD will provide public notice and advertisement regarding the availability of the program funds in accordance with the requirements contained in the City's approved Citizen Participation Plan. Interested applicants will be given application and verification forms and instructions for completion. Staff will be available to assist with completion of required forms.

B. Applications must be submitted in writing. Household income and other eligibility criteria will be determined and certified by examining source documents such as wage statements from employers, interest statements, and Warranty Deeds. Any changes in information must also be made in writing by the applicant. Selection for most programs are based on first-come, first-served basis of eligible applicants that are submitted within the published deadline dates. Projects will be conducted city-wide, however preference and priority will be give to those activities that will benefit low- to moderate-income individuals and families. Preference wil also be considered for homeless veterans for the tenant-based rental assistance program.

C. NSD staff will provide technical assistance to program participants. This assistance will include explaining the procedures used to process applications, briefing on program requirements; communicating directly with the contractor at owner's request; and assisting the homeowner in making inspections of construction in progress. This technical assistance may include referral of homeowner to social service agencies, etc., as appropriate.

D. NSD will inform and furnish information to program participants about processes involved in rehabilitation, new construction, home purchase, and homeownership.

Eligibility criteria is further explained in separate documentation for each program administered by NBS. The general public can obtain detailed information about eligibility, applications, selecting proposals, and process for solicitating at Neighborhood Service office of located at 900 W. Gentry Parkway, or this information can be obtained by calling and contacting the Community Development

Office at (903) 531-1303.

### **Community Development Block Grant Program (CDBG)**

#### **Reference 24 CFR 91.220(l)(1)**

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### **Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	77.00%

### **HOME Investment Partnership Program (HOME)**

#### **Reference 24 CFR 91.220(l)(2)**

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

The City does not use any other form of investment beyond what is identified in the HOME regulations.

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

The City of Tyler's first time homebuyers [FTHBs]) that receive direct downpayment, closing cost,

principal buydown assistance and/or a reduction of the sales price to below the market value to make the unit(s) affordable, will meet the affordability period if they remain in the home for the full required period of affordability as determined by the amount of the assistance received (five to fifteen years). The actual required period of affordability will be based on the total amount of the direct HOME assistance provided as noted below. The effective date of the beginning of the required period of affordability is the date all completion data is entered into IDIS (See: §92.2, Definitions, "Project Completion") and as documented by a fully executed HUD-1, a copy of which has been placed in each individual homebuyer's and/or homeowner's file. Should there be instances where a HUD-1 is not executed [e.g., the 1st mortgage loan is carried by the PJ or another entity] substitute the name of the document(s) replacing the HUD-1.

The federal assistance will be provided in the form of a 0% interest, deferred payment loan (DPL) and will be secured by a HOME Written Agreement, fully executed and dated by all applicable parties and a Promissory Note and Deed of Trust which will be recorded in the land records of Smith County. Under "Recapture", if the home is SOLD prior to the end of the required affordability period [the homebuyer or the property owner may sell to any willing buyer at any price] a portion of the net sales proceeds from the sale, if any, will be returned to the City of Tyler to be used for other HOME-eligible activities. The portion of the net sales proceeds that is returned to the City of Tyler is equal to the amount of HOME funds invested in the property less the amount for each FULL month that the residence was occupied by the homebuyer or property owner as his/her/their principal residence. Any funds remaining after the distribution of the *net sales proceeds* to all lien holders, including the City of Tyler, will be returned to the homebuyer or homeowner. In the event of a sale, short sale or foreclosure, the amount recaptured will be limited to the amount of '*net sales proceeds*' available at the time of such occurrence. Additional information pertaining to the "Recapture Provisions" is detailed in the written policies and procedures of the City of Tyler.

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

If there are insufficient funds remaining from the sale of the property and the City of Tyler recaptures less than or none of the recapture amount due, the City of Tyler must maintain data in each individual file that provides the amount of the sale and the distribution of the funds. This will document that:

1. There were no net sales proceeds; or
2. The amount of the net sales proceeds was insufficient to cover the full amount due; and that,
3. No proceeds were distributed to the homebuyer/homeowner. Other than the actual sale of the property, if the homebuyer [or homeowner] breaches the terms and conditions for any other reason, e.g. no longer occupies the property as his/her/their principal residence, the full

**amount of the subsidy** [cannot be prorated] is immediately due and payable. The City of Tyler must immediately repay its HOME Treasury Account, from non-federal funds, for the full amount of the assistance provided whether or not it can recoup any or all of the funds from the homebuyer (or homeowner). [**HOMEfires Vol 5 No 2, June 2003 – Repayment of HOME Investment; Homebuyer Housing with a ‘Recapture’ Agreement; Section 219(b) of the HOME Statute; and §92.503(b)(1)-(3) and (c)**]]The City has elected to utilize the Recapture provision in the event of default on all homebuyer activities and will reduce the HOME Program investment on a pro-rated basis for any remaining affordability period. The affordability period is based on the total amount of HOME funds subject to recapture. The amount of funds subject to recapture shall be based on the net proceeds available from any sale, rather than the entire amount of the HOME investment that enabled the homebuyer to buy the dwelling unit.

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

The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will not be used to refinance multifamily loans made or insured by any federal program. The City is aware that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG

## Discussion:

## Appendix - Alternate/Local Data Sources