



CAPER

**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT**

Fiscal Year 2024-2025

**Reports Cover the Period
10-01-2024 to 9-30-2025**

CR-05 - Goals and Outcomes

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

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

To comply with regulations set forth by the United States Department of Housing and Urban Development (HUD) regarding the Consolidated Annual Performance Evaluation Report (CAPER), this document provides the public and HUD with an assessment of the City of Tyler, Texas' accomplishments in utilizing these funds from October 1, 2024, to September 30, 2025. The CDBG and HOME grant funds must be expended with services and/or activities to meet one or more of the three (3) National Objectives set by HUD: 1. To benefit low-to-moderate income persons and families, 2. To prevent, reduce, or eliminate slum and blight, or 3. Meet an urgent community need (ex., disaster relief). First-Time Homebuyers, like many cities, Tyler has been significantly affected by inflation in recent years. The housing market has experienced considerable shifts in material costs, housing prices, annual percentage rates for home loans, and the required down payments for most conventional and FHA loans. Due to a restricted supply chain and building materials costs, the average cost of housing has risen from approximately \$100 per square foot to between \$175 and \$220. This increase created major challenges for low- to moderate-income families hoping to transition into homeownership. For example, a modest 1,300-square-foot home that once cost \$130,000 now exceeds \$227,500 in many areas. Furthermore, homes that remained relatively affordable were often not up to code or move-in ready. As a result, staff decided to place the First-Time Homebuyers Program on hiatus in 2022 to review and improve it. After collaborating with community leaders, lenders, other cities, and consultants to develop a program that would better meet the community's evolving needs. The application process has been simplified, and assistance levels adjusted. However, in PY 25, five houses in the Hidden Palace Subdivision were completed and sold to Low/Mod Income buyers, completing the second phase of the Hidden Palace Subdivision. Additionally, three new construction projects have started. They are planned for completion, with all three under contract with low/moderate income homebuyers in PY 25 as Phase 2 of the Hidden Palace Subdivision.

Public Facilities - the **Nobel E Young** Park renovations have been completed, featuring a complete park makeover.

Public Services - The City of Tyler works with local agencies to identify temporary housing needs for our homeless population during severe weather events. Partnerships and program development are still under review.

Reducing Substandard Structures - The City of Tyler identified **48 homes** that were dilapidated and/or in severe code violations. The city is working with those homeowners to rehab the houses, and/or the Neighborhood Revitalization Board is updating their policies to help streamline demoing the identified substandard structures. The City demolished and removed debris on **ten** substandard structures.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan	Actual - Strategic Plan	Percent Complete	Expected - Program Year	Actual - Program Year	Percent Complete
CDBG/HOME Admin.	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	3	0	0.00%			
CHDO Reserve	Affordable Housing Homeless	HOME: \$	Homeowner Housing Added	Household Housing Unit	20	0	0.00%			
Homebuyers	Affordable Housing	CDBG: \$60000 / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	4		0	4	

Homebuyers	Affordable Housing	CDBG: \$60000 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	5	13	260.00%
New Construction/Reconstruction	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	15	11	73.33%	6	4	66.67%
New Construction/Reconstruction	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	11		0	11	
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	3141	157.05%	500	3141	628.20%
Single Family Housing Goals	Affordable Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	18	18.00%	15	11	73.33%

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

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

The City of Tyler utilized most of its funding from Program Year 2024, along with unused funds from prior years, to support the construction and rehabilitation of public facilities, including T.R. Griffith Park. The second largest allocation of these funds was for identifying and implementing Critical Home Repairs. During this program year, the Hidden Palace infrastructure project was completed. One house was under contract twice but did not sell; the city is currently working with a third buyer for this property. All other lots have been developed and are nearing completion for Low/Moderate-Income Households.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	1	5
Black or African American	14	7
Asian	0	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	1	1
Total	17	13
Hispanic	1	3
Not Hispanic	16	10

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

Narrative

The majority of the families assisted are Black or African American. One reason for this is that the Critical Home Repair Program focuses on helping those in older neighborhoods, which are predominantly owned by Black or African American families, where the houses have been passed down from generation to generation.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	755,127	410,367
HOME	public - federal	304,153	1,509,517

Table 3 - Resources Made Available

Narrative

The near completion of the Hidden Palace Subdivision was a large portion of the Home Funds being spent this year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Tyler	100	91.97	Spent in Tyler Texas

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Tyler oversees most of its HUD-funded community development programs throughout the city to ensure that all citizens with low- and moderate-income have access to these services. Public improvement projects are conducted as area benefit projects within designated low- and moderate-income service areas. Applicants for the Down Payment Assistance Program can purchase a home anywhere within the city limits; however, many participants choose to buy homes in the northern and eastern parts of the city due to lower home prices in those areas. The Critical Home Repair Program was also city-wide to any qualified Low- to moderate-income household.

Leveraging

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

In our jurisdiction, the sources of funding for housing initiatives include the HUD Housing Choice Voucher Program, Section 202, Low-Income Housing Tax Credits (LIHTC), Federal Home Loan Bank, FEMA, state funds, private lender financing, contributions from private foundations, non-profit organizations, for-profit developers, and local donations.

The City of Tyler administers the Housing Infill Program (HIP) on behalf of local taxing entities. HIP aims to provide affordable housing for low- and moderate-income families by acquiring tax-delinquent properties that have been removed from the tax rolls and selling them to developers at reduced rates for construction.

Home match commitments for Program Year 2024-2025 were made through the following sources: donations of properties for affordable housing activities, fee waivers, and Appraised Land/Real Property for the houses sold in the Hidden Palace Subdivision.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	529,295
2. Match contributed during current Federal fiscal year	214,196
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	743,491
4. Match liability for current Federal fiscal year	250,130
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	493,361

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year										
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match		
1409 W. 3rd St.	10/03/2025	0	0	3,100	0	0	0	0		
1501 S. Peach Ave.	08/19/2025	0	0	34,000	0	0	0	0		
1608 N. Englewood	09/26/2025	0	0	13,000	0	0	0	0		
2506 Delmar	10/24/2024	0	0	1,000	0	0	0	0		
796 W Queen St.	04/25/2025	0	0	52,000	0	0	0	0		
800 W. Queen St.	11/01/2024	0	0	53,097	0	0	0	0		
818 Heiress Court	02/25/2025	0	0	57,000	0	0	0	0		

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period			
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA
\$ 0	\$ 1,291,807	\$ 488,071	\$ 0
			Balance on hand at end of reporting period
			\$ 803,736

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	29	24
Number of Special-Needs households to be provided affordable housing units	0	0
Total	29	24

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	4	4
Number of households supported through Rehab of Existing Units	20	18
Number of households supported through Acquisition of Existing Units	0	0
Total	24	22

Table 12 – Number of Households Supported

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

The City of Tyler, through its Critical and Minor Repair projects, has made repairs to seventeen (17) homes to assist low-to-moderate income and elderly citizens who could not afford to address dangerous conditions in their homes. The repairs included roof repairs, plumbing repairs, handicap ramps, bathroom repairs and improvements, fixing broken water pipes, addressing electrical issues, repairing heating and air conditioning units, and improving doors and windows.

Additionally, a total of seven homes were purchased through the First-Time Homebuyer program. This included five pre-owned homes and two new homes. Down payment assistance was provided to citizens who had previously registered and were approved for the City of Tyler’s program.

Discuss how these outcomes will impact future annual action plans.

The City of Tyler regularly reviews its annual action plans to ensure that each plan contains goals that are realistic and attainable for the upcoming year. For Program Year 2024, various issues may arise, such as fluctuations in the housing market or changes in the economy. These challenges are typically predictable through statistical analysis and consultations with experts who can provide insights and forecasts.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	7	2
Low-income	8	4
Moderate-income	3	7
Total	18	13

Table 13 – Number of Households Served

Narrative Information

The City of Tyler continues to allocate funding to support low and moderate-income individuals and families. The City is committed to ensuring access to affordable housing that is decent, safe, and sanitary for all its citizens. When new programs are introduced, the City actively engages with the community to promote awareness, particularly targeting low and moderate-income households. During Program Year 2020, the City of Tyler’s Critical Home Repair Program assisted two extremely low-income households and three moderate-income households.

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

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

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

The City's Consolidated Plan for 2024-2029 outlines Non-Housing Objective 4, which includes strategies to address the needs of the homeless and individuals with special needs, particularly to end chronic homelessness. A key aspect of the City's approach is ongoing participation in the Texas Balance of State Continuum of Care (CoC) and support for various agencies and organizations that offer supportive services, as well as emergency, transitional, and permanent housing.

The City has remained committed to these efforts as detailed in the Consolidated Plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City has collaborated with numerous local non-profit organizations as part of the Texas Balance of States Continuum of Care to enhance coordinated services for the homeless and minimize duplicated efforts. A key focus of this initiative is to prevent homelessness through active and appropriate referral services and community education programs.

Additional efforts to prevent homelessness include ongoing funding for public services that offer assistance and educational training opportunities to help low-income households improve their self-sufficiency. The City also provides ongoing technical assistance to local service providers to strengthen their organizational capacity and improve the effectiveness of their services.

Furthermore, the City's Section 8 Housing Choice Voucher program administers 1,008 vouchers for low- and moderate-income families, including 34 VASH vouchers specifically for veterans.

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

The City has implemented a plan to help end homelessness at the local level, utilizing both Community Development Block Grant (CDBG) and HUD technical assistance funds. This initiative supports all

homeless programs in the City of Tyler. We provide homebuyer education and counseling to voucher holders, applicants of the First-Time Homebuyer program, participants in the Family Self-Sufficiency program, and other low-income families, aiming to facilitate homeownership opportunities for low-income and minority households.

The City continues to expand the Housing Choice Voucher Homeownership Program and applies each year for funding through the Family Self-Sufficiency Program. This program is designed to:

- Provide supportive and educational services that decrease dependency on subsidy programs;
- Offer economic development incentives using local funds to encourage retention and creation of employment opportunities for low-income residents;
- Enforce the requirements of Section 3 in applicable contracts utilizing federal funds;
- Promote collaboration and reduce duplication of efforts among regional entities and public service providers.

Additionally, the City actively participates in local initiatives that aim to provide supportive services and environments for homeless individuals and populations with special needs.

Information about the City's programs and eligibility is available to individuals being discharged from jails or hospitals through the City's website, the local 211 Help Line, and from public service agencies that support low-income individuals and families at risk of becoming homeless, such as PATH, the East Texas Human Needs Network, and the Andrews Center.

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

The City of Tyler actively engages in local initiatives to provide supportive services and environments for homeless individuals and those with special needs. The city collaborates with the Texas Balance of State Continuum of Care, as well as organizations such as PATH, Salvation Army, HiWay 80 Rescue Mission, East Texas Cares Resource Center, and the Mayor's Veteran Roundtable, to address homelessness within its jurisdiction.

These organizations offer transitional and permanent supportive housing and assist clients in accessing essential services, including independent living skills. Participants in the program are required to develop a self-sufficiency plan to help them achieve self-sufficiency and maintain permanent housing,

thereby reducing the risk of returning to homelessness.

Additionally, the City utilizes non-HUD funds to provide vital public services through non-profit agencies, which include support for the homeless and chronically homeless populations in the community.

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

Actions taken to address the needs of public housing

The City of Tyler does not have a public housing authority or public housing units.

The City of Tyler participates in the Housing Choice Voucher (HCV) program and currently manages 1008 allocated vouchers.

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

The City of Tyler does not have a public housing authority or public housing units.

The City of Tyler's Community Development staff and HCV staff are housed in the same office building and work closely together. The two staff members meet on a regular basis to strategize how to leverage the two programs. The City's Community Development staff keeps the HCV staff informed of program changes and upcoming projects that would encourage homeownership. For example, in Program Year 2020, the City plans to construct and sell, with HOME funds, approximately 11 houses. Community Development staff has informed HCV staff of this upcoming project so that the HCV staff can begin working with their clients to identify clients who may be ready to purchase their own home when the houses are constructed.

Actions taken to provide assistance to troubled PHAs

The City of Tyler does not have a public housing authority or public housing units.

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

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

In the City of Tyler, the main barriers to affordable housing do not stem from local policies. The City has worked hard to simplify the development process for affordable housing projects. Furthermore, the City administers a Housing Infill Program (HIP) designed to encourage the development of affordable housing. Through HIP, developers can buy lots from the City at significantly reduced prices to create affordable housing options.

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

To address the needs of underserved populations, it is essential to first identify those needs. The City collects and reviews relevant data, including census, demographic, and housing information, to understand the needs of its citizens better. Additionally, the City engages with civic leaders to maintain strong relationships and gain insight.

The City also hosted public hearings to gather input from citizens; however, unfortunately, there were no responses at these events. To improve outreach, the City plans to make better use of local newspapers and circulars to connect with its residents. Furthermore, the City intends to enhance the role of its Communications Department to inform citizens about various programs and projects and to help identify community needs more effectively.

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

A large portion of the City's housing stock was constructed prior to 1978. For programs and projects subject to the lead-based paint regulations, the City follows the regulations and requires notification, identification, and treatment (if necessary).

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

During Program Year 2024, the majority of the City's Community Development Block Grant (CDBG) funds were allocated to Critical Home Repair projects. The contractors involved in these projects were informed about the Section 3 requirements. Moving forward, the City will continue to include and enforce Section 3 provisions in relevant contracts and will provide technical assistance to contractors regarding these requirements.

In Program Year 2024, the City also continued to offer the Housing Choice Voucher Program (HCV) and the Family Self-Sufficiency Program (FSS). The FSS program aims to provide supportive and educational

services that help participants reduce their reliance on subsidy programs. City staff responsible for managing CDBG, HOME, HCV, and FSS programs regularly meet to strategize on how to best leverage these programs. When preparing to construct a home using HOME funds, staff in charge of the HOME program notify their counterparts managing the FSS program. This coordination allows FSS participants who are ready for homeownership to more easily purchase a home.

Additionally, the City continues to offer economic incentives using local funds to promote the retention and creation of employment opportunities.

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

The City administers the CDBG and HOME grants through its Neighborhood Services Department (NBS). NBS is also responsible for administering the Housing Choice Voucher and Family Self-Sufficiency Programs.

The City also considers all requests for assistance and proposals to support other organizations and agencies seeking funds. All requests for assistance and proposals must comply with CDBG and HOME regulations and be in line with the City's Consolidated Plan and Annual Action Plan.

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

The City has actively sought funding opportunities to assist both public and private agencies, as well as other public service providers. Additionally, the City has continued to provide technical assistance and help procure various funding sources, both federal and non-federal. Efforts have been made to eliminate barriers, streamline processes, and enhance local coordination.

The City also administers a coordinated program called the Housing Infill Program (HIP), where it serves as the lead entity among local taxing organizations. HIP aims to identify and utilize tax-foreclosed properties to support the development of affordable housing and address neighborhood revitalization needs.

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

To address the barriers identified in the 2010 Analysis of Impediments to Fair Housing Choice, the City has established the following Action Plan:

1. Continue collaborating with local developers and non-profit organizations to expand the availability of affordable housing.

2. Enhance outreach and education efforts for potential homebuyers to increase the number of minority applicants for mortgage loans.
3. Encourage lending institutions to ensure that banking services are accessible to all low-income census tracts, while also increasing outreach to low-income and minority communities to reduce reliance on predatory lenders.
4. The Chamber of Commerce will persist in expanding job opportunities by recruiting corporations, providing incentives for local businesses seeking to expand, assisting with small business loan applications, and other initiatives aimed at reducing unemployment and increasing higher-income jobs.
5. The City of Tyler, in collaboration with the Chamber of Commerce, is becoming more proactive in attracting industries that align with the demographics of the most unemployed populations to decrease poverty rates and boost both income and homeownership rates.
6. Increase fair housing education and outreach efforts.
7. Regularly distribute fair housing materials focusing on protected groups.
8. Continue hosting community events to raise awareness and assist residents in obtaining affordable housing.

Additionally, the City of Tyler is working to improve the visibility of Fair Housing resources on its website. This site includes links to tenant rights resources, and the housing supervisor acts as the local fair housing representative. Residents are provided with the Fair Housing HUD hotline number for further assistance.

The Analysis of Impediments to Fair Housing, completed in May 2020, outlines several barriers to fair housing in Tyler. These impediments are documented as obstacles to accessing fair housing. The City has evaluated the recommended remedial actions and continues to implement those recommendations that were feasible during fiscal year 2022. In Tyler, the primary barriers to affordable housing are not the result of local policies. The City has made concerted efforts to streamline the development process and offer fee waivers for certain development fees. An Affordable Housing Task Force has been formed to identify barriers to housing development and explore ways to increase the stock of affordable housing that the City is currently working to implement.

CR-40 - Monitoring 91.220 and 91.230

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

The City has consistently provided effective monitoring of all HOME and CDBG-funded projects and activities to ensure compliance with city, state, and federal regulations, policies, and contracts. Moving forward, City staff will continue to ensure that all funding requests pertain to authorized activities and approved projects. For funds to be disbursed, activity agreements, expense documentation, and beneficiary reports must be submitted.

Additionally, City staff has focused on the following areas:

- 1) **Financial:** Staff reviewed expenditure requests to confirm that all funding requests are for authorized activities on approved projects. Activity agreements, expense documentation, and beneficiary reports are required for fund disbursement. As part of the contract agreement, every sub-recipient receiving any CDBG or HOME funding (including Community Housing Development Organizations, or CHDOs) must submit either an independent audit or financial review to ensure fiscal accountability.
- 2) **Environmental:** All projects and individual activities requiring environmental reviews per HUD regulations were evaluated for clearance prior to funding approval. This review was conducted by staff with assistance from other departments and outside consultants as necessary. Remediation of any identified impacts was implemented as needed. Projects or activities that could not meet environmental requirements were assessed for alternative acceptable solutions; if no alternatives were found, the project was not funded with federal funds.
- 3) **Programmatic:** Measurable results or accomplishments are expected for all funded projects and are evaluated through the monitoring process. Progress toward project goals is reviewed monthly or quarterly. The City's reimbursement of funds for project expenditures is directly tied to the reporting of accomplishments.
- 4) **Sub-recipient & CHDO Monitoring:** Agencies receiving City CDBG, HOME, or CHDO funds enter into a contract that outlines the funding amount, services provided, time frame for delivering services, compliance responsibilities, reimbursement procedures, and reporting requirements. Each agency must submit performance reports that include beneficiary information, such as the number, race, and income level of those assisted. Each agency is monitored at least once annually for each program year, with all organizations undergoing a desk review as needed and at least one site visit. Agencies receiving funds

will be closely monitored to ensure timely expenditures. For HOME, the City inspects each rental unit annually and inspects new construction projects on-site daily.

5) Labor Standards: Compliance with labor standards on eligible construction sites is monitored by City staff through on-site interviews and desk reviews of bid documents, payrolls, and reports.

6) MBE/WBE: The City has solicited bids and services from Minority and Women-Owned Business Enterprises (MBE/WBE); supported the maintenance of the MBE/WBE directory; utilized certified local and regional minority, women, and disadvantaged business enterprises; reported MBE/WBE participation to federal funding agencies; worked with the Purchasing Department to track participation percentages; and strengthened connections with the City's economic development initiatives as needed.

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

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

The draft Program Year 2024 Consolidated Annual Performance Evaluation Report (CAPER) was advertised as a public notice on December 3, 2025. It was published in the local newspaper. The report was available for viewing from December 1, 2025, to December 15, 2025, at the City of Tyler's Neighborhood Services Department (NBS) between 8:00 am and 5:00 pm. Additionally, the draft Program Year 2024 CAPER was posted to the NBS's website during the above time frames. The notice was also posted on the City Website on November 26, 2025, and was available for anyone who asked to view it.

No comments of any kind were received, either at the public hearing or in response to the publication.

CR-45 - CDBG 91.520(c)

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

There were no changes to the City of Tyler's CDBG objectives during Program Year 2024.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Under 24 CFR 92.504(d)(1)(ii), on-site inspections are required every three years after the initial on-site inspection. Accordingly, no on-site inspections for HOME-assisted rental properties were due in Program Year 2024.

Seven Single-family houses using HOME funding were completed in Program Year 2024. According to HOME regulations for homebuyers, these single-family houses were sold to low- to moderate-income households. These units will not be used as rental properties. Therefore, no initial on-site inspections were conducted within the first twelve months of project completion under 24 CFR 92.504(d)(1)(ii) conducted in Program Year 2022.

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

The City is committed to promoting affirmative marketing goals. This includes educating the public about fair housing laws and regulations and informing prospective tenants, landlords, and homebuyers about these guidelines. Additionally, the City will reach out to newspapers and publications that focus on minority groups. Furthermore, the City plans to engage with minority-owned and women-owned businesses, inviting them to submit bids and proposals whenever contractors are needed.

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

The City of Tyler is currently undertaking a project using all available HOME program income. By the end of PY 24, the City had received \$1,630,358.86 from the sale of homes in the Hidden Palace Subdivision. These funds will be placed back into circulation for the next phase and subdivision that the City expects to work on next for more affordable single-family homes in Tyler, Texas.

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

The City of Tyler uses HOME funds to build and preserve homes for prospective buyers instead of renting. Nevertheless, the City of Tyler participates in the Housing Choice Voucher (HCV) Program, which

provides rental assistance to low-income families, making rental housing more affordable. Additionally, the City of Tyler is exploring ways to assist the HCV Program landlords with possible maintenance of their rental properties.

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	18	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	2	2			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	2	2			
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	2	2			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.	4	4			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
--------	--	--	--	--	--

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative


The City of Tyler includes the Section 3 wording in all relevant bids and contracts, which have been updated to address the requests made during past HUD monitoring. Pre-bid meetings will be conducted to educate potential bidders on the HUD requirements for Section 3 contracts.

Additionally, the City of Tyler operates a Family Self-Sufficiency Program that specifically targets families utilizing the Housing Choice Voucher program. This program offers assistance in the following areas:

1. Job applications and resume preparation
2. Tuition assistance
3. Mock interviews
4. Identifying job opportunities
5. Hosting job fairs
6. Providing residents with supportive services through referrals
7. Assisting with child care
8. Offering financial literacy support
9. Aiding in college and vocational school applications.

Attachment

2024 PR 26 Financial Report

	Office of Community Planning and Development U.S. Department of Housing and Urban Development Integrated Disbursement and Information System PR26 - CDBG Financial Summary Report Program Year 2024 FISCAL YEAR	DATE: 12/30/25 TIME: 8:38 PAGE: 1
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PART II: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	756,127.00
03 SURPLUS UPWARD RENEWAL	0.00
04 SPECIAL ACTION GRANT/REPLACEMENT GRANT	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
06 CURRENT YEAR FEDERAL (50) PROGRAM INCOME (FORM 4151)	0.00
07 FUNDS RETURNED TO THE LINE OF CREDIT	0.00
08 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
09 ADJUSTMENT TO COMPLETE TOTAL AVAILABLE	0.00
10 TOTAL AVAILABLE (SUM, LINES 01-09)	756,127.00
PART III: SUMMARY OF CDBG EXPENDITURES	
01 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	
02 ALLOTMENT #11 (COMPLETE TOTAL AMOUNT APPLIED TO LOW/MOD/HOMELESS)	258,341.51
03	0.00
04 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 02 + LINE 03)	258,341.51
05 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	152,075.90
06 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
07 ADJUSTMENT TO COMPLETE TOTAL EXPENDITURES	0.00
08 TOTAL EXPENDITURES (SUM, LINES 01-08)	410,417.41
09 UNEXPENDED BALANCE (LINE 05 - LINE 08)	345,709.59
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD	
10 PERIOD FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTIFAMILY HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	237,505.66
13 ALLOTMENT #11 (COMPLETE TOTAL LOW/MOD CREDIT)	0.00
14 TOTAL LOW/MOD CREDIT (SUM, LINES 10-13)	237,505.66
15 PERCENT LOW/MOD CREDIT (LINE 14 / LINE 11)	92.47%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
16 PROGRAM (YEAR(S)) COVERED IN CERTIFICATION	PR 26 04
17 CUMULATIVE NET FEDERAL FUNDS SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
18 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
19 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 18 / LINE 17)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
20 DISBURSED IN IDIS FOR PUBLIC SERVICES	17,208.98
21 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
22 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
23 ADJUSTMENT TO COMPLETE TOTAL PS OBLIGATIONS	0.00
24 TOTAL PS OBLIGATIONS (LINE 21 + LINE 22 + LINE 23)	17,208.98
25 ENTITLEMENT GRANT	756,127.00
26 PRIOR YEAR PROGRAM INCOME	0.00
27 ALLOTMENT #11 (COMPLETE TOTAL SUBJECT TO PS CAP)	0.00
28 TOTAL SUBJECT TO PS CAP (SUM, LINES 24-27)	756,127.00
29 PERCENT FUNDS OBLIGATED FROM PS ACTIVITIES (LINE 24 / LINE 28)	2.28%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
30 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	152,075.90
31 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
32 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
33 ADJUSTMENT TO COMPLETE TOTAL PA OBLIGATIONS	0.00
34 TOTAL PA OBLIGATIONS (LINE 31 + LINE 32 + LINE 33)	152,075.90
35 ENTITLEMENT GRANT	756,127.00
36 CURRENT YEAR PROGRAM INCOME	0.00
37 ALLOTMENT #11 (COMPLETE TOTAL SUBJECT TO PA CAP)	0.00
38 TOTAL SUBJECT TO PA CAP (SUM, LINES 34-37)	756,127.00
39 PERCENT FUNDS OBLIGATED FROM PA ACTIVITIES (LINE 34 / LINE 38)	20.12%



LINE 17 DETAIL - ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL - ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL - ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	1	1388	7060521	Park & Public Facilities	03F	15A	\$2,164.55
2024	1	1388	7060561	Park & Public Facilities	07F	15A	\$1,092.00
					03F	Matrix Code	\$5,566.55
2021	1	1346	7060511	First Time Homebuyers - Proj. Delivery	05F	15B1	\$1,080.51
2022	1	1346	7060521	First Time Homebuyers - Proj. Delivery	05F	15B1	\$4,127.50
2022	1	1346	7060571	First Time Homebuyers - Proj. Delivery	05F	15B1	\$7,271.00
2022	4	1346	7060581	First Time Homebuyers - Proj. Delivery	05F	15B1	\$2,169.52
2022	4	1346	7060591	First Time Homebuyers - Proj. Delivery	05F	15B1	\$1,567.05
2022	4	1346	7060601	First Time Homebuyers - Proj. Delivery	05F	15B1	\$1,991.15
2022	4	1346	7060611	First Time Homebuyers - Proj. Delivery	05F	15B1	\$1,175.99
2022	4	1346	7060621	First Time Homebuyers - Proj. Delivery	05F	15B1	\$5,580.94
2022	4	1346	7060631	First Time Homebuyers - Proj. Delivery	05F	15B1	\$3,171.42
2022	4	1346	7060641	First Time Homebuyers - Proj. Delivery	05F	15B1	\$5,749.51
2022	4	1346	7060651	First Time Homebuyers - Proj. Delivery	05F	15B1	\$515.99
					05F	Matrix Code	\$41,228.38
2024	2	1291	7060561	854 S Peach Ave - Critical/Major Repair	11A	15B1	\$6,580.61
2024	2	1291	7061131	854 S Peach Ave - Critical/Major Repair	11A	15B1	\$8,484.00
2024	2	1292	7060792	1120 E Bullock - Critical/Major Repair	11A	15B1	\$10,092.00
2024	2	1293	7060792	670 S Englewood - Critical/Major Repair	11A	15B1	\$1,936.34
2024	2	1294	7060792	707 S Englewood - Critical/Major Repair	11A	15B1	\$8,271.74
2024	2	1294	7061171	707 S Englewood - Critical/Major Repair	11A	15B1	\$1,590.15
2024	2	1295	7060792	1333 E Commercial - Critical/Major Repair	11A	15B1	\$13,599.51
2024	2	1296	7060792	878 W Selman St - Critical/Major Repair	11A	15B1	\$10,110.21
2024	2	1297	7060792	1561 W Queen St - Critical/Major Repair	11A	15B1	\$1,920.49
2024	2	1297	7061131	1561 W Queen St - Critical/Major Repair	11A	15B1	\$2,000.00
2024	2	1298	7060792	1408 W 19th Street - Critical/Major Repair	11A	15B1	\$11,052.29
2024	2	1299	7060792	1514 N Cleveland - Critical/Major Repair	11A	15B1	\$9,159.32
2024	2	1301	7061171	1519 E Elm - Critical/Major Repair	11A	15B1	\$129.80
2024	2	1301	7060792	1519 E Elm - Critical/Major Repair	11A	15B1	\$6,995.00
2024	2	1303	7061131	411 Madison Lane - Critical/Major Repair	11A	15B1	\$3,000.00
2024	2	1303	7060792	411 Madison Lane - Critical/Major Repair	11A	15B1	\$1,966.00
2024	2	1304	7060792	2119 Sisk J And Avenue - Critical/Major Repair	11A	15B1	\$9,137.31
2024	2	1309	7060521	1501 W 19th Street - Critical/Major Repair	11A	15B1	\$4,310.00
2024	2	1310	7060507	218 E Mills - Critical/Major Repair	11A	15B1	\$7,435.00
2024	2	1311	7060507	1014 N Buchanan Avenue - Critical/Major Repair	11A	15B1	\$1,470.00
2024	2	1311	7060521	1014 N Buchanan Avenue - Critical/Major Repair	11A	15B1	\$4,100.00
2024	2	1312	7060521	1029 E Travis Street - Critical/Major Repair	11A	15B1	\$7,080.00
					11A	Matrix Code	\$162,798.18
2024	2	1383	7060507	CHP Project Delivery	10H	15C	\$1,510.30
2024	2	1383	7060507	CHP Project Delivery	10H	15C	\$5,432.24
2024	2	1383	7060507	CHP Project Delivery	10H	15C	\$9,790.15
2024	2	1383	7060799	CHP Project Delivery	10H	15C	\$431.35
					10H	Matrix Code	\$28,004.51
Total							\$237,995.65

LINE 27 DETAIL - ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report

DATE: 12/30/20
 TIME: 9:39
 PAGE: 3

Program Year 2021
 TV14 - 1x

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity In prevent, prepare for, and respond to Coronavirus	Activity Name	Grand Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2020	4	1146	692211	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$7,863.53
2022	4	1146	700521	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$5,137.41
2022	4	1146	700521	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$2,191.05
2022	4	1146	700627	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$7,271.06
2022	4	1146	700500	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$7,369.57
2022	4	1146	702656	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$5,567.00
2022	4	1146	700600	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$2,926.15
2022	4	1146	705113	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$1,135.95
2022	4	1146	707977	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$5,566.34
2022	4	1146	700607	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$3,133.42
2022	4	1146	707502	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$5,549.57
2021	4	1146	700700	No	First Time Homebuyers - Proj. Delivery	B21MC450028	EN	05P	1001	\$613.60
									Matrix Code	\$41,228.38
									Total	\$41,228.38

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	1	1179	698221	CDBG Admin. 2024-25	21A		\$20,174.11
2024	1	1179	700521	CDBG Admin. 2024-25	21A		\$30,026.10
2024	1	1179	700627	CDBG Admin. 2024-25	21A		\$11,781.29
2024	1	1179	700500	CDBG Admin. 2024-25	21A		\$13,573.97
2024	1	1179	702656	CDBG Admin. 2024-25	21A		\$31,007.01
2024	1	1179	700600	CDBG Admin. 2024-25	21A		\$15,104.56
2024	1	1179	705113	CDBG Admin. 2024-25	21A		\$1,242.70
						Matrix Code	\$152,025.00
						Total	\$152,025.00

Affidavit

Tyler Morning Telegraph

100 E. Ferguson, Suite 501
Tyler, TX 75702

Phone: 903-507-8111 Fax: Email:

AFFIDAVIT OF PUBLICATION

State of Texas)

County of Smith)

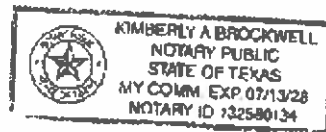
This Affidavit of Publication for the Tyler Morning Telegraph, a daily newspaper of general circulation, printed and published at Tyler hereby certifies that the attached legal notice, ad # 1847484, was published in said newspaper on 12/3/25, and that copies of each paper in which said Public Notice was published were delivered by carriers to the subscribers of said paper, according to their accustomed mode of business in this office.

Joseette Garrett
for the Tyler Morning Telegraph

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above-named Joseette Garrett, who is personally known to me to be the identical person in the above certificate on this 3rd day of December, 2025.

Kimberly Brockwell
Notary Public in and for
State of Texas)
County of Smith)

My commission expires 07-13-27



as is: 1847484

PUBLIC NOTICE
The City of Tyler will submit its fiscal year 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs on December 31, 2025. This report is submitted in response to the performance requirements described in the Consolidated Plan Regulations at 24 CFR 91.820. The report summarizes how CDBG and HOME funds were expended and the resulting accomplishments during the reporting period of October 1, 2024 through September 30, 2025. A draft of the report will be available for viewing by the public from December 1, 2025 through December 15, 2025, at the City of Tyler Neighborhood Services Department, 900 W. Oakley Parkway, Tyler, Texas, during office hours of 8:00 a.m. to 5:00 p.m. The final report of the CAPER will also be placed on the Neighborhood Services website. Written or verbal comments will be accepted during this time and forwarded to the regional HUD office. For more information call City of Tyler Neighborhood Services Department at 903-503-1305.

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Neighborhood Services

Public Notice

18 PUBLISHED FOR THE PROPRIETOR, T. J. WILSON, JR.

Tyler Morning Telegraph

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