

**CITY**

**OF**

**GALVESTON**

**2013 - 2017  
5-YEAR CONSOLIDATED PLAN  
AND  
2013 ANNUAL ACTION PLAN**

**Community Development Block Grant (CDBG) &  
HOME Investment Partnerships Program (HOME)**

Grants & Housing Department  
905 – 25<sup>th</sup> Street  
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(409) 797-3820  
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## **City of Galveston**

# **2013-2017 5-Year Consolidated Plan**

### **Cover Sheet**

The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development and is designed to help local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the four Community Planning and Development (CPD) formula block grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnership (HOME) program, the Emergency Solutions Grant (ESG) program, and the Housing Opportunities for Persons with AIDS (HOPWA) program.

The 5-year Consolidated Plan describes the City of Galveston's community development priorities and multiyear goals based on the assessment of housing and community development needs, analysis of housing and economic market conditions and available resources. The City is a recipient of CDBG and HOME funds under the HUD CPD formula block grant program. The City's fiscal grant year is from June 1<sup>st</sup> through May 31<sup>st</sup> of the following year.

The City of Galveston's CDBG and HOME Consolidated Programs are managed through the:

Grants & Housing Department  
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Galveston, TX 77550  
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The City of Galveston's 2013 5-Year Consolidated Plan was developed through a contract with:

MKP Consulting  
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(281) 812-5855

# 2013-17 5-Year Consolidated Plan and 2013 Annual Action Plan

## Table of Contents

### Executive Summary

ES-05 Executive Summary .....	1
-------------------------------	---

### The Process

PR-05 Lead & Responsible Agencies.....	8
PR-10 Consultation .....	10
PR-15 Citizen Participation .....	18

### Needs Assessment

NA-05 Overview.....	31
NA-10 Housing Needs Assessment.....	36
NA-15 Disproportionately Greater Need: Housing Problems .....	51
NA-20 Disproportionately Greater Need: Severe Housing Problems.....	56
NA-25 Disproportionately Greater Need: Housing Cost Burdens .....	59
NA-30 Disproportionately Greater Need: Discussion .....	60
NA-35 Public Housing .....	61
NA-40 Homeless Needs Assessment .....	67
NA-45 Non-Homeless Special Needs Assessment.....	72
NA-50 Non-Housing Community Development Needs .....	75

### Market Analysis

MA-05 Overview.....	78
MA-10 Number of Housing Units .....	79
MA-15 Cost of Housing.....	83
MA-20 Condition of Housing .....	87
MA-25 Public and Assisted Housing .....	91
MA-30 Homeless Facilities and Services .....	95
MA-35 Special Needs Facilities and Services.....	98
MA-40 Barriers to Affordable Housing.....	100
MA-45 Non-Housing Community Development Assets .....	101
MA-50 Needs and Market Analysis Discussion .....	109

### Strategic Plan

SP-05 Overview .....	111
----------------------	-----

SP-10 Geographic Priorities.....	112
SP-25 Priority Needs.....	119
SP-30 Influence of Market Conditions.....	129
SP-35 Anticipated Resources.....	131
SP-40 Institutional Delivery Structure .....	134
SP-45 Goals Summary.....	137
SP-50 Public Housing Accessibility and Involvement .....	141
SP-55 Barriers to affordable housing .....	142
SP-60 Homelessness Strategy.....	144
SP-65 Lead based paint Hazards.....	146
SP-70 Anti-Poverty Strategy .....	147
SP-80 Monitoring.....	149

**2013 Annual Action Plan**

AP-15 Expected Resources .....	151
AP-20 Annual Goals and Objectives .....	154
AP-35 Projects .....	158
AP-38 Project Summary.....	161
AP-50 Geographic Distribution.....	165
AP-55 Affordable Housing .....	168
AP-60 Public Housing.....	170
AP-65 Homeless and Other Special Needs Activities .....	171
AP-75 Barriers to affordable housing .....	174
AP-85 Other Actions .....	176
AP-90 Program Specific Requirements.....	180

**2013 Annual Action Plan Amendment**

**Attachments**

A – SF 424 and Certifications

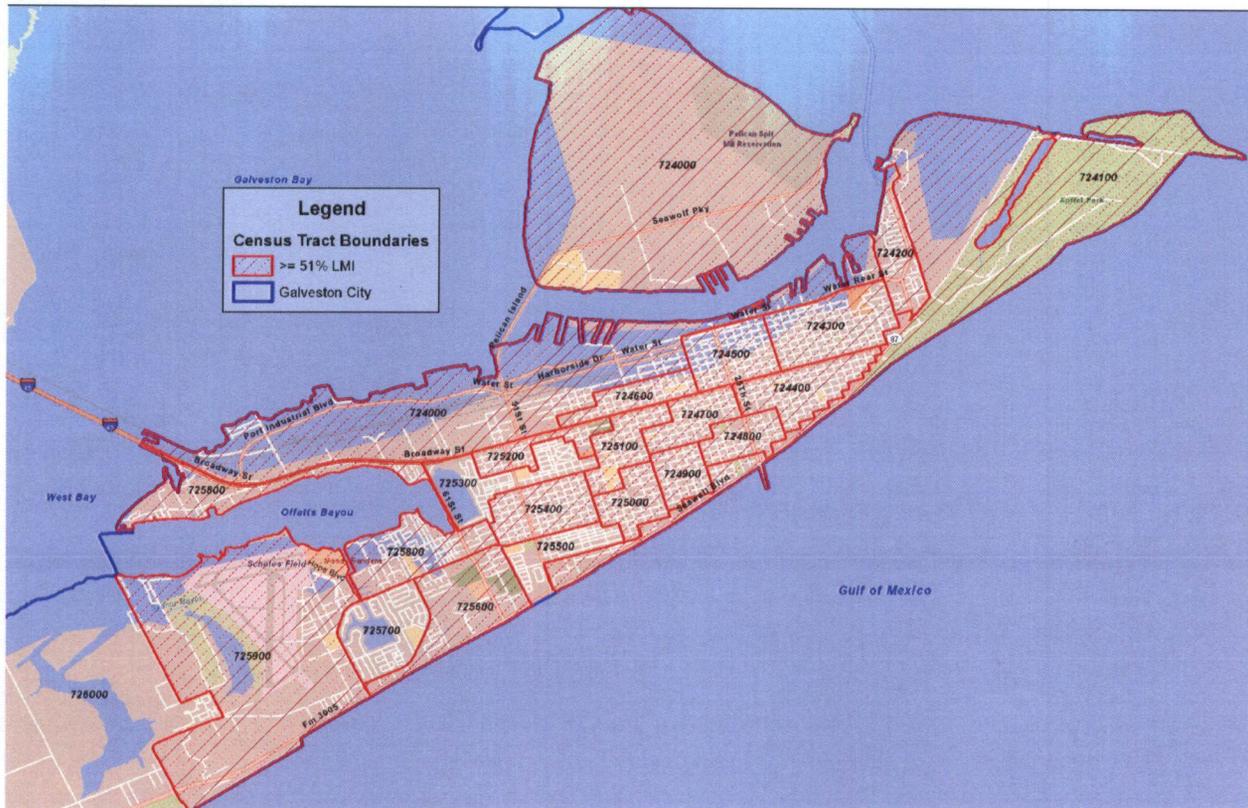
B – Public Notices

C – Consolidated Planning Public Hearing PowerPoint Presentation

D – Galveston 2013 Housing & Community Development Needs Survey (English and Spanish)

E – Maps for Locations of Census Tracts and LMI Areas, Population Distribution, Housing, and Hurricane like Disaster Sites





**CDBG Target Area -- Census Tracts with 51% or More Low-Mod Income Households**

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

The primary objectives for CDBG and HOME funding are aimed at addressing the needs of the community outside the scope of the Disaster Recovery funding, and include:

1. To provide and expand the supply of safe, decent, and affordable housing through the rehabilitation of existing residential property and the development of new residential property for low-moderate income persons;
2. To provide and expand homeownership opportunities for low-moderate income homebuyers;
3. To reduce the number of housing units containing lead based paint and other lead hazards;
4. To identify and eliminate barriers to affordable housing and impediments to fair housing;
5. Provide code enforcement and neighborhood revitalization activities to diminish blight, unsafe buildings and lots, and general neighborhood decay in low-moderate income areas;
6. Provide infrastructure enhancement to support neighborhood revitalization and new residential development in low-moderate income areas;
7. Promote viable neighborhoods through the installation and improvement of parks and public facilities;
8. Promote the health and well-being of city residents through the provision of public and supportive services;

9. To facilitate neighborhood, comprehensive, and individual project management, planning, and capacity building activities for low/moderate income areas;
10. Provide economic development opportunities for low-moderate income and for their employers; and
11. Assist in the coordination of resources in the community through expansion/enhancement of the homeless Continuum of Care Program.

Within these objectives, the City anticipates providing assistance to serve 7,050 individuals, 32 households, 5 businesses and 50,000 properties through the following:

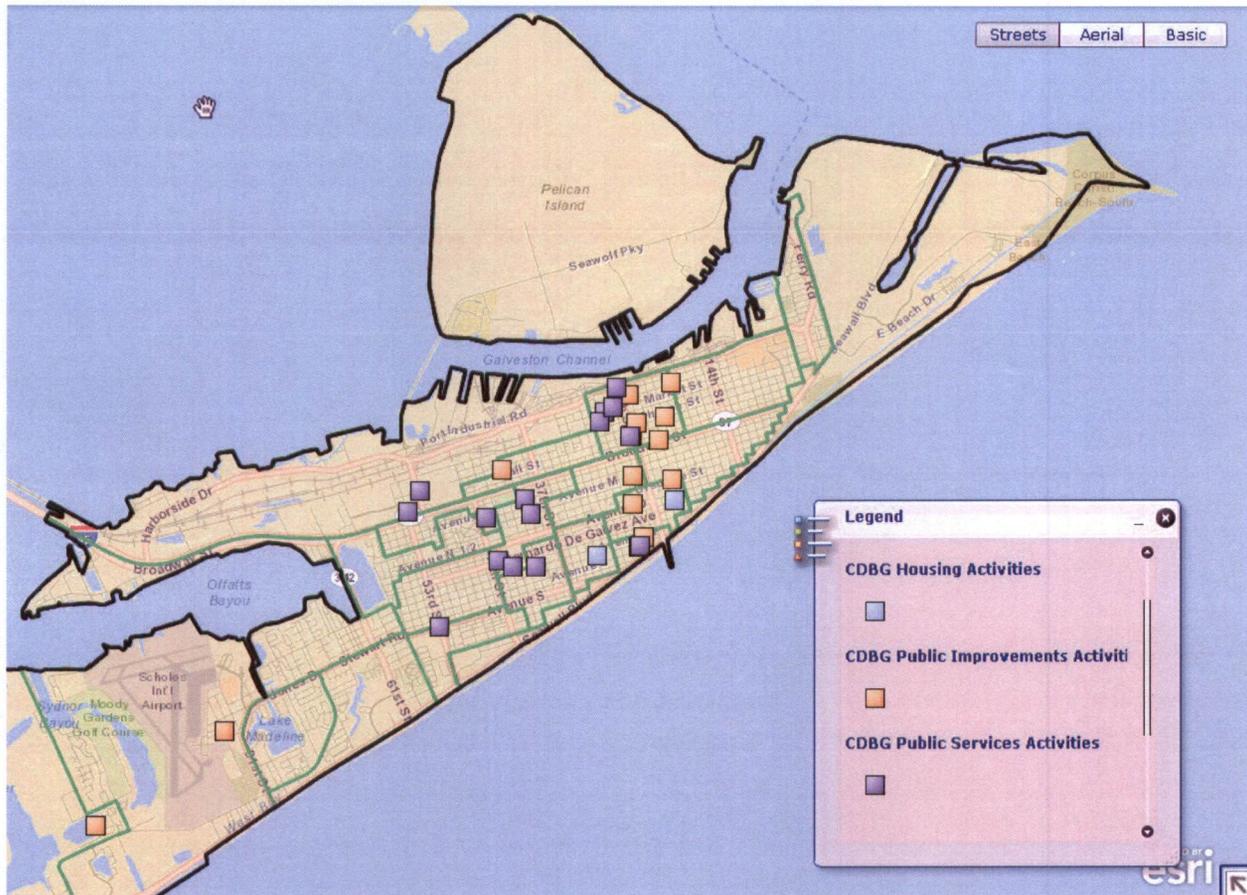
- Housing assistance to 32 households for owner occupied housing rehabilitation, rental rehabilitation, new construction for purchase, and first-time homebuyers assistance
- Economic development activities to assist 50 individuals with education and job opportunities and 5 businesses, focusing on Section 3 businesses, with technical assistance, business loans/grants, and facade improvements
- Code enforcement to make neighborhoods safer and more viable by conducting 50,000 inspections, demolishing 20 structures, clearing or boarding up 500 lots/buildings
- Improving infrastructure, including sidewalks, streets, alleyways, water lines, sanitary sewer lines, storm drainage in neighborhoods to improve living conditions of approximately 2,500 residents
- Improve public parks and public facilities to provide better access and activities for 500 residents
- Provide assistance to nonprofit agencies and City departments to provide public services to 4,000 residents

### **3. Evaluation of past performance**

Overall, the various grant-funded activities that are implemented or facilitated by the City are carried out in a substantial manner. Grant funds are distributed in a timely manner and in compliance with HUD's CDBG Timeliness requirements and HOME Expenditures, Commitments and CHDO Reservations deadlines. The majority of funded activities and programs are normally on schedule and all major goals are on target. The City's Disaster Recovery funds for Housing and Non-Housing Programs have continued to impact the CDBG and HOME Projects timely implementation.

The City has met or exceeded its proposed goals for the provision of decent housing and creating a suitable living environment. The City has accumulated excess HOME Match from prior fiscal years, which will assist the City in providing the minimum match requirements for future years. HUD's annual assessments have concluded that the City "has carried out its programs substantially as described in its Consolidated Plan; Consolidated Action Plan; and other applicable laws and regulations; and, the City has the continuing capacity to carry out its approved programs in a timely manner". The City's projects have exceeded or closely met their established needs and goals. Generally projects that are not completed within the funded grant year do make significant progress toward the proposed project objectives.

The Grants and Housing Department staff will continue to familiarize the general public, upper management and elected officials with CDBG and HOME Programs, the Consolidated Plan, its purpose and function and how the priority needs should shape the development of the one (1) year Action Plan. With the Consolidated Plan as the focus of the City's community development efforts, a clear pattern for funding and project implementation can be established. However, with the City conducting elections for all Council positions and Mayor every two (2) years, newly elected officials that may take office subject the philosophy of CDBG and HOME funding and its usage to constant change.



Past CDBG Activities as Reported in eGIS Map Tools

#### 4. Summary of citizen participation process and consultation process

The City of Galveston is committed to the consultation and collaboration with agencies and residents in the development and implementation of its plans to address the needs of the low- to moderate-income as well as the Island in general. As a result, the City has contacted a number of agencies, advocacy groups, neighborhood organizations and service providers to determine needs, issues and plans to address both. Additionally, the City has provided an on-line and hard-copy survey in English and Spanish. In addition to notifying the public about the survey and requesting all to complete it, the City also contacted stakeholders directly and requested that they complete the survey as well as answer some more specific and open-ended questions regarding the priorities the City should be placing on

various goals, objectives and plans. The City conducted two public hearings, one specifically for the Consolidated Plan and one that discussed the Consolidated and Annual Action Plan. During Council meetings to review the proposed activities and to approve the plans, residents were given the opportunity to comment.

Stakeholders contacted included: advocacy groups for minority and special needs populations; Galveston Housing Authority; representatives of service agencies; homeless shelter and service providers; Texas Homeless Network that now manages the Continuum of Care process for Galveston; Houston-Galveston Area Council; Galveston County; City of Galveston departments; Island Transit; URS Corp, the managers of the housing component of the Disaster Recovery Program; Texas General Land Office; and Texas Department of Housing and Community Affairs. The results of the contacts were mixed. Each was contacted by telephone for an interview with all but a few asking that the questions be emailed. The contacts were sent the questions by email with at least 2 follow-up telephone calls and 1 reminder email for those who did not respond.

Residents were notified in English and Spanish of the availability of a public survey that was on-line or in paper format. The notices for the public hearing included requests to complete the surveys. Notices were in English and Spanish in the Galveston Daily News and in Spanish in *Semana*, a Spanish newspaper published in the Houston-Galveston area. Unfortunately, the Galveston Observer which targets primarily African American readers is no longer in business.

All comments and responses to the resident surveys and stakeholder interviews as well as comments during public hearings were considered, though the summaries below are aggregates and do not include each individual response

## **5. Summary of public comments**

A summary of the survey results include:

- High and very high need was expressed for minor, moderate and major housing rehabilitation and housing reconstruction
- High need was expressed for the construction of new affordable housing and assistance to first-time homebuyers
- Mixed ratings were given for construction of middle- and upper-income housing; energy efficiency improvements; and assistance with Disaster Housing
- Other than rental housing for the elderly and disabled, the need for new and approved rental housing was rated as low to moderate
- Opinions and comments regarding the replacement of the public housing units destroyed in the storm were mixed from strongly agree that they should be replaced to strongly disagree that they should be replaced, particularly within the current plans of mixed-income apartment developments and scattered site low-density housing.

- Ratings for the needs of all infrastructure and public facilities averaged to high or very high levels, with more than 3/4 of the responses giving infrastructure needs as a very high rating
- Economic development, including job training, educational opportunities, and attracting new businesses were given overwhelmingly high priority with 2/3 to more than 3/4 of respondents giving a very high priority rating to each of the questions
- Neighborhood revitalization/code enforcement received a very high priority
- The average rating for public services was 4.5 -- halfway between high need and very high need. Of the eligible public services, the only ones that received less than a very high need among more than 2/3 of the respondents were services to victims of domestic violence, the homeless and veterans
- Questions regarding fair housing issues resulted in less than 1/4 indicating any experiences of inability to access housing, insurance, mortgages, realtors of their choice except in the areas of housing for the disabled and protected household structures (large families, families with children, unmarried couples and LGBT individuals). Approximately 1/2 of the respondents indicated difficulty in those areas.
- Lack of affordable housing choices and residential segregation were listed as major impediments to fair housing choice
- Approximately 1/2 of the respondents indicated that neighborhoods with high concentrations of minorities or low-income residents do not receive equal public amenities
- Questions were asked regarding employment opportunities and the respondents indicated that the primary barriers to employment at a livable wage are: (1) jobs are available but do not pay a livable wage; and (2) the Island lacks job training opportunities

Comments received from stakeholders include:

- Involve Families, Children and Youth Board in determination of infrastructure projects
- Transportation, affordable housing stock that meets code and HQS, access to health care, services leaving town, shortage of funding are main obstacles that low-income and special needs face
- City Council is the major impediments to the provision of public infrastructure improvements, and the refusal to hire City staff for recovery activities resulting in delayed action
- Income requirements on rentals is too high (3x rent)
- There is too much confusion about the HUD money and who is in control of it and where it is
- There is too much confusion and animosity over the public housing issue
- The City needs to rebuild the public housing in order to keep the HUD money – the Island can't survive without the HUD money
- Public meetings are designed to keep people away – they are not advertised, are in the day when people work, conducted in secret

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

All comments were accepted and included in both the rating of priority needs and in the considerations for program structure and improvements and projects for funding.

## **7. Summary**

The Grants and Housing Department of the City of Galveston, including coordination with other City departments, Galveston Housing Authority, local CHDOs, local public service agencies, and a variety of committees, advocacy groups and other stakeholders is diligently striving to improve the quality of life for the low- to moderate-income residents and those in the CDBG Target Area by using the CDBG and HOME programs to fund activities that:

- Do not come under the regulatory requirements or funding stream of the Disaster Recovery Program that is addressing damage from Hurricane Ike;
- Are critical and eligible for improving and expanding affordable housing options, public services, economic development, neighborhood revitalization, public facilities, and public infrastructure; and
- Can best aid in the reduction and deconcentration of poverty in Galveston.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GALVESTON	Grants & Housing Dept.
CDBG Administrator	GALVESTON	Grants & Housing Dept.
HOPWA Administrator	N-A	
HOME Administrator	GALVESTON	Grants & Housing Dept.
HOPWA-C Administrator	N-A	

**Table 1 – Responsible Agencies**

#### Narrative

The City of Galveston’s Grants and Housing Department is the entity responsible for overseeing the development of the Consolidated Plan. The Grants and Housing Department reports to an Assistant City Manager and answers to the Mayor and City Council. The Department is the principle entity for the development of the planning process and the implementation of HUD-funded programs. The Grants and Housing Department also acts as the coordinator of Section 3 activities for both non-Disaster Recovery and Disaster Recovery Programs. Under the Disaster Recovery Program, the Department is responsible for processing contractor payments, 2-Party Prime Contractor and subcontractor payments under Round 1 of the Disaster Recovery Program. The Grants & Housing Department also analyzes and makes recommendations for eligibility and payment of the previous Disaster Recovery Program’s Administrator Camp Dresser & McKee. The Department is structured with three (3) divisions, each playing an integral role in the development of the planning process and the implementation of the HUD-funded programs: this includes management of the non-housing programs; the affordable housing and housing rehabilitation programs; and other related housing efforts. The City’s Grants and Housing Department administers the housing rehabilitation and affordable housing program, while other City departments administer programs dealing with City-owned public facilities, public infrastructure, parks and recreation, code enforcement and other programs traditionally executed by the local government. Non-profit housing developers and certified Community Housing Development Organizations (CHDOs) are grant subrecipients responsible for the development of affordable housing and the subsidizing of new housing, housing repair and rehabilitation and tenant-based rental assistance. The City of Galveston helps to fund specific projects of the Galveston Housing Authority which administers these projects. Public services are administered by non-profit subrecipients.

## **Consolidated Plan Public Contact Information**

The City's Grants and Housing Department is the contact for public participation, though residents also are able to contact their City Councilmember, Mayor and/or City Manager for questions, concerns and input. Public notices were posted in the Galveston County Daily News (the general circulation newspaper) in English and Spanish as well as in Spanish in *Semana*, the Hispanic newspaper for the Houston-Galveston area and on the City of Galveston Website. There is no longer an active African American newspaper serving Galveston. The public notices for the 30-day public comment and public hearing are included in the attachments. Surveys about program needs and priorities, along with fair housing and equal opportunity questions, were provided on-line, at the public library, in City Hall and to Homeowners Associations and nonprofit agencies. Surveys were in English and Spanish and are included in the attachments. Stakeholders also were contacted by telephone and interviewed or sent a questionnaire tailored to their interests and activities.

A public hearing was held on March 26, 2013. The Power Point presentation is provided in the attachments.

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Galveston is committed to the consultation and collaboration with agencies and residents in the development and implementation of its plans to address the needs of the low- to moderate-income as well as the Island in general. As a result, the City has contacted a number of agencies, advocacy groups, neighborhood organizations and service providers to determine needs, issues and plans to address both. Additionally, the City has provided an on-line and hard-copy survey in English and Spanish. In addition to notifying the public about the survey and requesting all to complete it, the City also contacted stakeholders directly and requested that they complete the survey as well as answer some more specific and open-ended questions regarding the priorities the City should be placing on various goals, objectives and plans.

### **Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

The City of Galveston continues to collaborate and coordinate closely with the Galveston Housing Authority, CHDOs, Community Development Corporations and other housing and service providers. The City's Grants and Housing Department works closely with GHA and provides funding to CHDOs and CDCs as well as service providers. In the wake of Hurricane Ike, the City has reduced its public service funding to non-profit social service providers, however, the staff has provided technical assistance to the service providers as needed and requested. City staff attends a number of meetings of neighborhood and public service collaboratives and maintains a working relationship with advocacy groups, collaborative organizations and individual agencies and organizations.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City has, in the past, collaborated with the Gulf Coast Homeless Coalition. However, in 2011, the Coalition opted to come under the umbrella of the Texas Homeless Network's Balance of State Continuum of Care program. The Coalition is somewhat inactive at this time; however, the Gulf Coast Center continues to be a primary recipient of Continuum of Care (CoC) funds and maintainer of information on homelessness and homeless services. The Gulf Coast Center and Texas Homeless Network were contacted and provided information regarding the state of homelessness in Galveston. The City receives and incorporates the results of the Point In Time and housing inventory data to frame its efforts to address the needs of homeless persons. In addition, the 2010 CoC application continues to provide excellent input into the City's analysis of needs and efforts taken to address the needs.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City receives no ESG funds nor does it participate in HMIS. As part of the Balance of State, agencies funded through CoC follow the procedures of the Texas Homeless Network for HMIS.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	GALVESTON HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A meeting was conducted where the Interim Director of GHA was consulted and information regarding housing needs, public housing plans, waiting lists for public housing and Section 8 were discussed. In addition, GHA's leadership in the institution of a community-wide "Bridges Out of Poverty" model for reducing poverty in Galveston was discussed. All aspects of GHA were discussed in the meeting. In addition, several telephone calls and emails were exchanged and the team was provided the most recent PHA Plan as well as information regarding the occupancy of public housing units and Section 8 HCVs and the waiting lists for both. The anticipated outcomes of the consultation were to determine the progress in reconstructing the public housing units destroyed; the changes in public sentiment regarding public housing and the reconstruction; the changes in the level of need for public and subsidized housing; status of The Oaks single family owner-occupied housing development; status of the anti-poverty program based on the "Bridges Out of Poverty" model.
2	<b>Agency/Group/Organization</b>	AIDS Coalition of Coastal Texas Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The AIDS Coalition was contacted by telephone and followed up with by email to solicit information about the status of HIV/AIDS in Galveston, the services provided by ACCT and other service organizations and the degree of homelessness among HIV/AIDS persons in Galveston. The City does not receive HOPWA funds; therefore no discussion regarding HOPWA strategy took place; however the ACCT was asked about its other funding, including Ryan White. The anticipated outcome was to ascertain the degree to which the need for services and supportive housing among persons living with HIV/AIDS has been affected by Ike and how Ike and federal funding cuts have affected the levels of services.</p>
3	<p><b>Agency/Group/Organization</b></p>	<p>ST. VINCENT'S HOUSE</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Children Services-homeless Services-Education Services-Employment Health Agency</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs Economic Development Non-housing Community Development</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>St. Vincent's House was contacted by telephone and provided information regarding the needs of and their services to the disadvantaged and underserved in Galveston, including their low-cost child care, health services, home-delivered meals, employment training, and other services to positively impact all age groups and situations of the low-income in Galveston. A discussion regarding the loss of other agencies to the Island after Hurricane Ike stressed the need for a concerted effort to bring back public agencies that serve the low-income or whose absence makes accessing their services inaccessible to the low income. The anticipated outcome was to determine the impact of Hurricane Ike on the provision and availability of public and private social services as well as the change in levels of need and how St. Vincent's House is dealing with the rise in need and decline in other available services and funding. Additionally, the staff's perception of the success of Ike Recovery was an anticipated outcome.</p>

4	<b>Agency/Group/Organization</b>	Island Transit
	<b>Agency/Group/Organization Type</b>	Transit provider
	<b>What section of the Plan was addressed by Consultation?</b>	Non-housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Island Transit was contacted by telephone with a follow-up by email. The primary issue discussed was the loss of direct federal funding as a result of the decline in Galveston population as a result of Hurricane Ike. Island Transit staff discussed the impact of that lost funding and other funding sources that are being tapped to fill the gap. The anticipated outcome was to ascertain the current gaps in services, the projected gaps as a result of federal funding cuts and ways in which other private sector agencies can help fill the gaps through increased demand-response transportation for the elderly, disabled and disadvantaged.
5	<b>Agency/Group/Organization</b>	Neighborhood Revitalization Committee
	<b>Agency/Group/Organization Type</b>	Planning organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Housing Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Neighborhood Revitalization Committee was consulted to provide information regarding the private sector activities and the public concerns of the public sector activities in revitalizing the Island after Hurricane Ike. A telephone contact was made and followed up by a questionnaire via email. The anticipated outcome was to determine the progress made in the private sector regarding Ike recovery, the activities taking place for neighborhood revitalization and how the City and the committee can improve coordination.
6	<b>Agency/Group/Organization</b>	NAACP-Galveston
	<b>Agency/Group/Organization Type</b>	Civic Leaders Advocacy
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy Equal Opportunity, Fair Housing

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A telephone interview with the current president of the organization as well as an emailed questionnaire provided information regarding the group's concerns for the low-income, public housing issues and services in Galveston. Members of the organization have been active in the planning process throughout the years.
7	<b>Agency/Group/Organization</b>	LULAC
	<b>Agency/Group/Organization Type</b>	Civic Leaders Advocacy Group
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Equal Opportunity, Fair Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A telephone interview with the current president of the organization as well as an emailed questionnaire provided information regarding the group's concerns for the low-income, public housing issues, fair housing and employment in Galveston. Members of the organization have been active in the planning process throughout the years.
8	<b>Agency/Group/Organization</b>	GAIN
	<b>Agency/Group/Organization Type</b>	Housing PHA Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The current president and other members of GAIN (Galveston Association of Island Neighborhoods) representing neighborhoods within the Island were contacted by telephone and sent questionnaires by email, requesting information regarding the organization's knowledge and views regarding neighborhood needs and priorities, housing, public housing and infrastructure/facilities in Galveston. GAIN continues to be an active participant in planning efforts on the Island.

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

A number of additional agencies, collaboratives, planning groups and advocacy groups were also contacted, however they do not have permanent addresses and therefore could not be added into the IDIS system. Those contacted include Northside Task Force, Galveston Housing and Recovery Outreach Committee, and other activists and stakeholders in the community.

No agency type or known agency was excluded from consultation. All were either contacted for direct consultation or invited to complete an on-line survey or attend the public hearing. The City attempted to be as all-inclusive as possible in its consultation process, involving long-standing interests as well as those groups formed to address the aftermath of Ike.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Homeless Network	The Consolidated Plan's Homeless section was developed around the 2010 CoC plan developed by the Gulf Coast Homeless Coalition and incorporated into the 2012 Texas Homeless Network's Balance of State CoC. Additionally, the THN Point In Time and housing inventory counts for Galveston were used to determine needs and gaps.
City of Galveston Comprehensive Plan	City of Galveston Planning Department	The City's recently completed Comprehensive Plan was used in the development of the housing and non-housing community development goals, particularly with regards to infrastructure and public facilities.
City of Galveston Parks Plan	City of Galveston Planning Department	This recently developed plan was used to determine the level of need and plans to address the need for public parks and recreational facilities in Galveston.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City met with staff of Houston-Galveston Area Council, the region's Council of Governments, to discuss the issues regarding housing, transportation, coastal management and infrastructure on the Island. The discussion, along with documents provided by staff, detailed the impacts of hurricanes to the environment and infrastructure of Galveston as well as the risks to economic sustainability. Regional transportation and commuter transit issues were discussed. The key issues were sustainability of the Island, environmental stewardship, economic development, risk analysis and safety.

Additionally, the City contacted Galveston County Health Department regarding health clinics, environmental health, and the post-Ike issues and recovery efforts.

URS Corp., a contractor to Texas General Land Office, was contacted regarding its management of the Disaster Recovery housing program for the rehabilitation and reconstruction of damaged homes owned by low- to moderate-income residents as part of the CDBG-DR program. The draft plan for the Round 2.2 funding was provided, reviewed and information incorporated into the housing section of the Consolidated Plan.

**Narrative (optional):**

The Grants and Housing Department of the City of Galveston has made a concerted effort on an on-going basis to reach out to public and private entities involved with addressing the needs of the low- to moderate-income on the Island. For the Consolidated Planning process, the City contacted a number of stakeholders to ascertain the following: their role in maintaining/improving social, economic, environmental, and/or physical conditions on the Island; their perceptions and data regarding the impact to the Island of Hurricane Ike; their perceptions regarding the divisions in the residents as a result of the loss of public housing due to Ike; and their perceptions and data of the needs of the low- to moderate-income and the current services provided to meet those needs.

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The City of Galveston and its contract consultant, MKP Consulting, conducted the citizen participation process through:

1. Survey of needs and priorities, including fair housing and equal opportunity issues, provided in English and Spanish on-line and in hard copy placed in City Hall, the library, and at the Island Community Center/GHA. Link to the survey and a PDF version were emailed to advocacy groups, social service agencies and Homeowner Associations.
2. A public hearing was held on March 26, 2013 to solicit public comment. In addition, a pre-plan public hearing was held on March 14, 2013 for the Annual Action Plan. A copy of the Power Point presentation for the Consolidated Plan is included in the attachments.
3. A 30-day public comment period was provided and information posted in the general circulation newspaper in English and Spanish as well as in the Hispanic-serving newspaper, *Semana*, in Spanish. There is no longer an active African American newspaper serving the Galveston area. The 30-day comment period was completed on April 20, 2013; no comments were received.
4. Stakeholders, including advocacy groups, Galveston Housing Authority, social service agencies, business leaders, the regional COG (Houston Galveston Area Council), Galveston County and civic leaders were contacted and interviewed to solicit more detailed information about the needs, priorities, concerns and issues that can be addressed through the CDBG and HOME programs. Fair housing and equal opportunity issues were also addressed in the interviews.

The results of the public hearing, stakeholder interviews and surveys were used in conjunction with quantitative data to determine the overall priorities for eligible projects/activities and to set the goals for addressing the priority needs during the next 5 years. During the stakeholder interviews, information regarding activities currently underway and planned by the stakeholders was used to develop goals for collaboration and to better identify gaps in services. Within the context of the quantitative data and HUD regulations, resident input was given high priority in setting the 5-year goals and objectives to be met through CDBG and HOME funding. Both activities and locations were determined in great part through the results of the surveys and public hearings.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	N/A	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Non-targeted/broad community	Despite email, website and newspaper notices only 2 residents attended.	The main comments surrounded the disaster recovery efforts for owner-occupied housing as well as the shortage of affordable rental housing that can pass HUD HQS. The issue of public housing was also discussed by the attendees. One of the major comments received concerned the threatening letters that recipients of housing rehabilitation or reconstruction in Round 1 of Hurricane Ike Disaster Recovery are receiving if they have not renewed their homeowner's insurance through the company insuring them for year 1.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>Notice and links to surveys were provided on the City's website in English and Spanish. There were 8 on-line responses to the English survey and none to the Spanish language survey. Of the responses, 42.9% were residents of Galveston and 57.1% represented an advocacy group. Four neighborhoods were represented.</p>	<p>Details of the results of the survey are provided in the attachments and can be summarized as follows:</p> <p>High and very high need was expressed for minor, moderate and major housing rehabilitation and housing reconstruction.</p> <p>High need was expressed for the construction of new affordable housing and assistance to first-time homebuyers.</p> <p>Mixed ratings were given for construction of middle- and upper-income housing; energy efficiency</p>	<p>All comments were accepted and considered.</p>	<p><a href="http://www.cityofgalveston.org">www.cityofgalveston.org</a></p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>improvements; and assistance with Disaster Housing</p> <p>Other than rental housing for the elderly and disabled, the need for new and approved rental housing was rated as low to moderate.</p> <p>Opinions and comments regarding the replacement of the public housing units destroyed in the storm were mixed from strongly agree that they should be replaced to strongly disagree that they should be replaced, particularly within the current plans of mixed-income apartment developments and scattered site low-</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>density housing.</p> <p>Ratings for the needs of all infrastructure and public facilities averaged to high or very high levels, with more than 3/4 of the responses giving infrastructure needs as a very high rating.</p> <p>Economic development, including job training, educational opportunities, and attracting new businesses were given overwhelmingly high priority with 2/3 to more than 3/4 of respondents giving a very high priority rating to each of the questions.</p> <p>Neighborhood revitalization/code enforcement received a very high priority.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				<p>The average rating for public services was 4.5 -- halfway between high need and very high need. Of the eligible public services, the only ones that received less than a very high need among more than 2/3 of the respondents were services to victims of domestic violence, the homeless and veterans.</p> <p>Questions regarding fair housing issues resulted in less than 1/4 indicating any experiences of inability to access housing, insurance, mortgages, realtors of their choice except in the areas of housing for the disabled and protected household structures (large families, families with children, unmarried</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>couples and LGBT individuals). Approximately 1/2 of the respondents indicated difficulty in those areas.</p> <p>Lack of affordable housing choices and residential segregation were listed as major impediments to fair housing choice.</p> <p>Approximately 1/2 of the respondents indicated that neighborhoods with high concentrations of minorities or low-income residents do not receive equal public amenities.</p> <p>Questions were asked regarding employment opportunities and the respondents indicated that the primary barriers to employment at a</p>		
		Consolidated Plan	GALVESTON		25	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>livable wage are: (1) jobs are available but do not pay a livable wage; and (2) the Island lacks job training opportunities</p> <p>High owner-occupied housing needs (minor repair, major rehabilitation, construction of new affordable units, housing/credit counseling).</p> <p>Moderate to high rental housing needs (minor repair, major rehabilitation, supportive housing, new units for small households, additional Section 8 vouchers, and replacement of lost public housing units.</p> <p>There was a 50/50 split regarding the new GHA public housing</p>		

Consolidated Plan

GALVESTON

High priorities of need were given to all public facilities and infrastructure

26

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>replacement plan with 50% agreeing with the mixed- income developments and scattered site units and 50% disagreeing.</p> <p>High priorities of need were given to all public facilities and infrastructure activities except public parks and fire stations. The highest needs were for youth centers, senior centers, child care/head start programs, water/sewer lines, sidewalks, streets, and street/sidewalk lighting.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Phone calls and emails to advocacy groups, stakeholders, community leaders	Minorities Persons with disabilities Non-targeted/broad community service providers	20 were contacted and 5 responded to the interview and/or emailed questions, with 4 referring to their agency's website.	Comments received from stakeholders include: 1. What is the current procedure/model for addressing the needs of low-mod income; 2. Involve Families, Children and Youth Board in determination of infrastructure projects; 3. Transportation, affordable housing stock that meets code and HQS, access to health care and medications are main obstacles that low-income and special needs face 4. Shortage of funding, service agencies moving out of town and limited transportation are the	All comments were accepted and considered. Responses to questions were given as requested.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>major impediments to accessing public services</p> <p>5. The will of City Council and City staff is the major impediment to the provision of public infrastructure improvements</p> <p>6. Impediments regarding recovery from Hurricane Ike include lack of affordable flood/windstorm insurance; timely action on housing recovery program; refusal to hire staff in the Grants and Housing Department to manage the disaster recovery funds; elected officials who have delayed the programs; community division and anger over replacing public housing</p> <p>7. Repair homes of</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>low-mod income ASAP</p> <p>8. Income requirements on rentals is too high (3x rent)</p> <p>9. There is too much confusion about the HUD money and who is in control of it and where it is</p> <p>10. There is too much confusion and animosity over the public housing issue</p> <p>11. The City needs to rebuild the public housing in order to keep the HUD money &amp; the Island cannot survive without the HUD money</p> <p>12. Public meetings are designed to keep people away; they are not advertised, are in the day when people work, conducted in secret</p>		

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

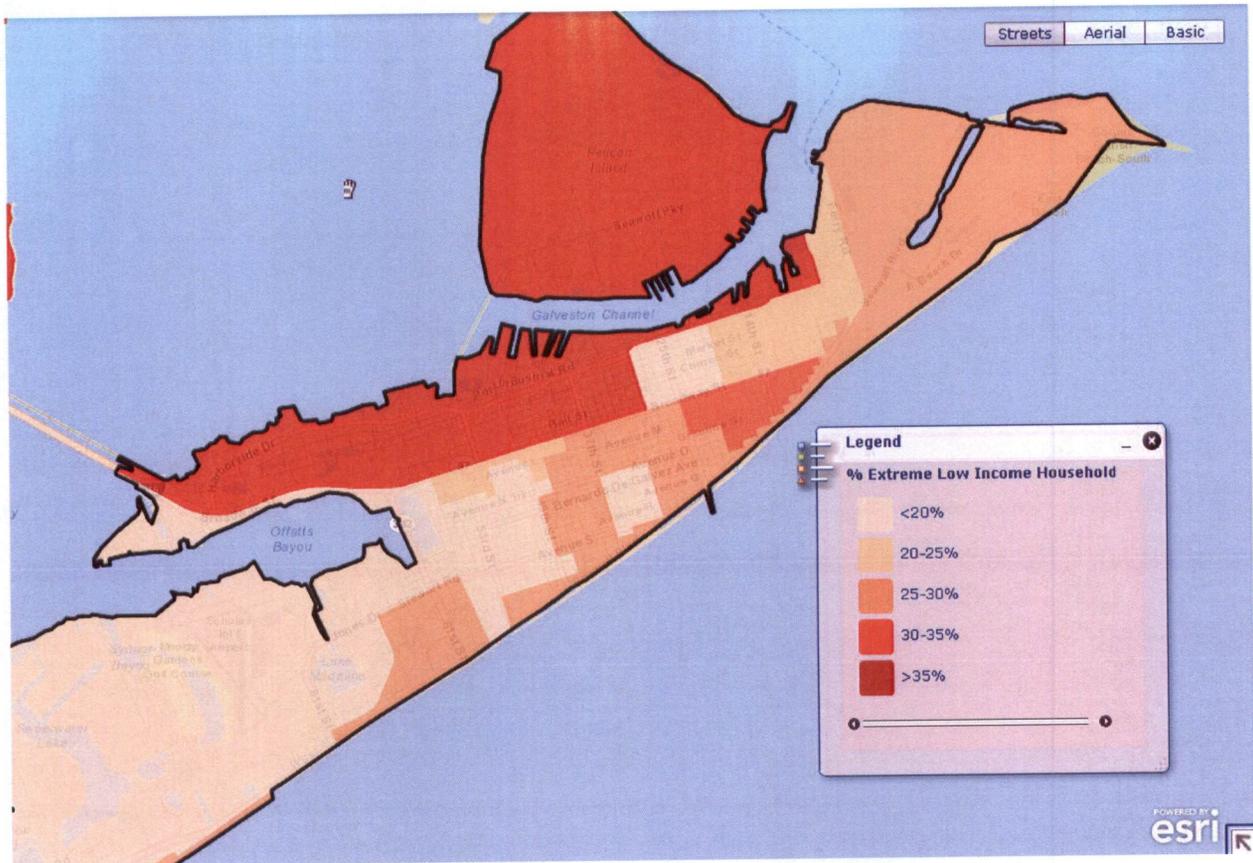
### Needs Assessment Overview

The major high priority needs in housing and community development revolve around the reclamation of properties and infrastructure damaged by Hurricane Ike and the improvement and enhancement of the City that was put on hold during Ike recovery. The highest needs expressed by stakeholders and residents as well as evidenced by the data include:

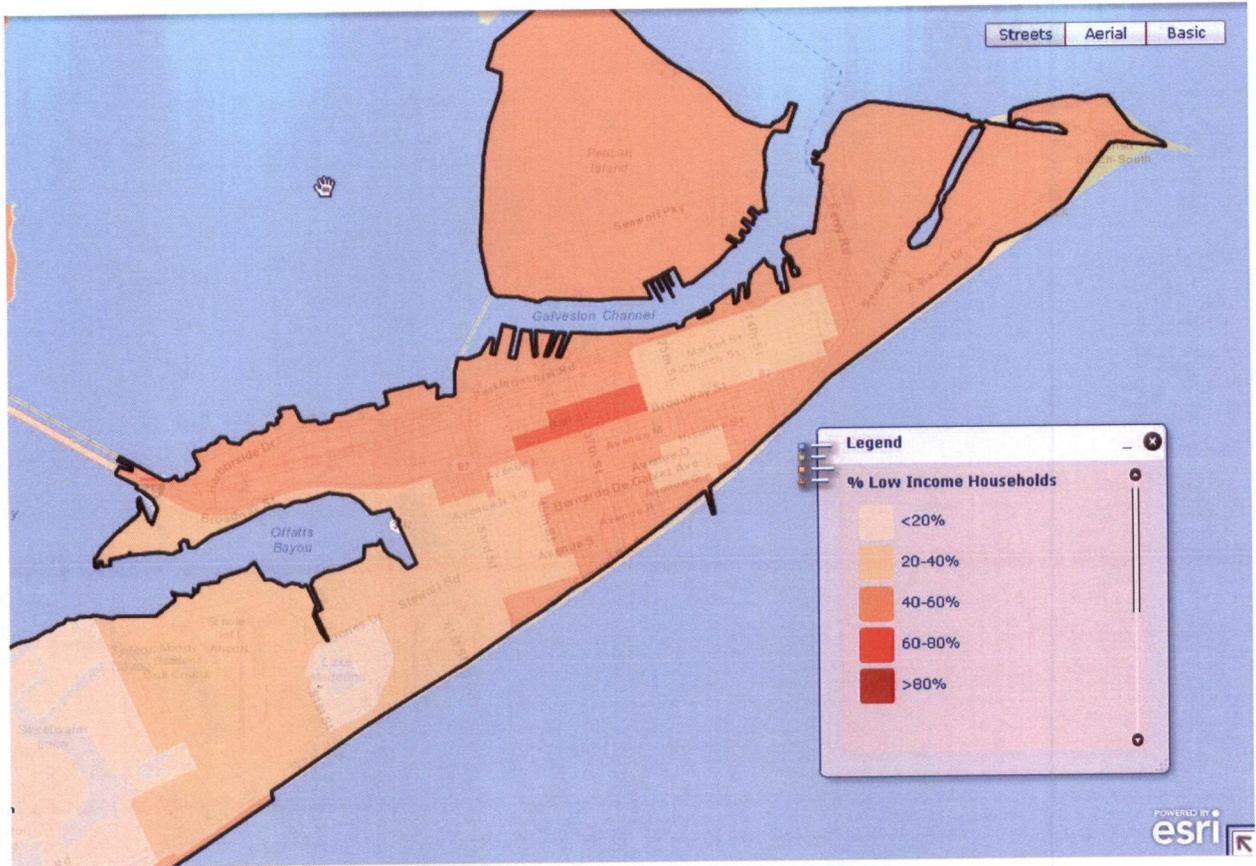
- Rehabilitation and replacement of housing units damaged or destroyed by Hurricane Ike
- Rehabilitation of aging housing units
- Replacement of public housing units
- Additional housing stock in all income categories, particularly affordable housing units
- Access to homeownership for the low- to moderate-income
- Economic development and employment opportunities through new commercial and industrial businesses
- Clearing of blighted and abandoned lots throughout the Island, particularly those properties most severely damaged by Hurricane Ike
- Return of public and private services to the Island
- Improvements and expansions to infrastructure, particularly streets, sidewalks and street/sidewalk lighting

The following maps show the eligible CDBG Target Areas as defined in HUD's eGIS mapping tool at the census tract level.

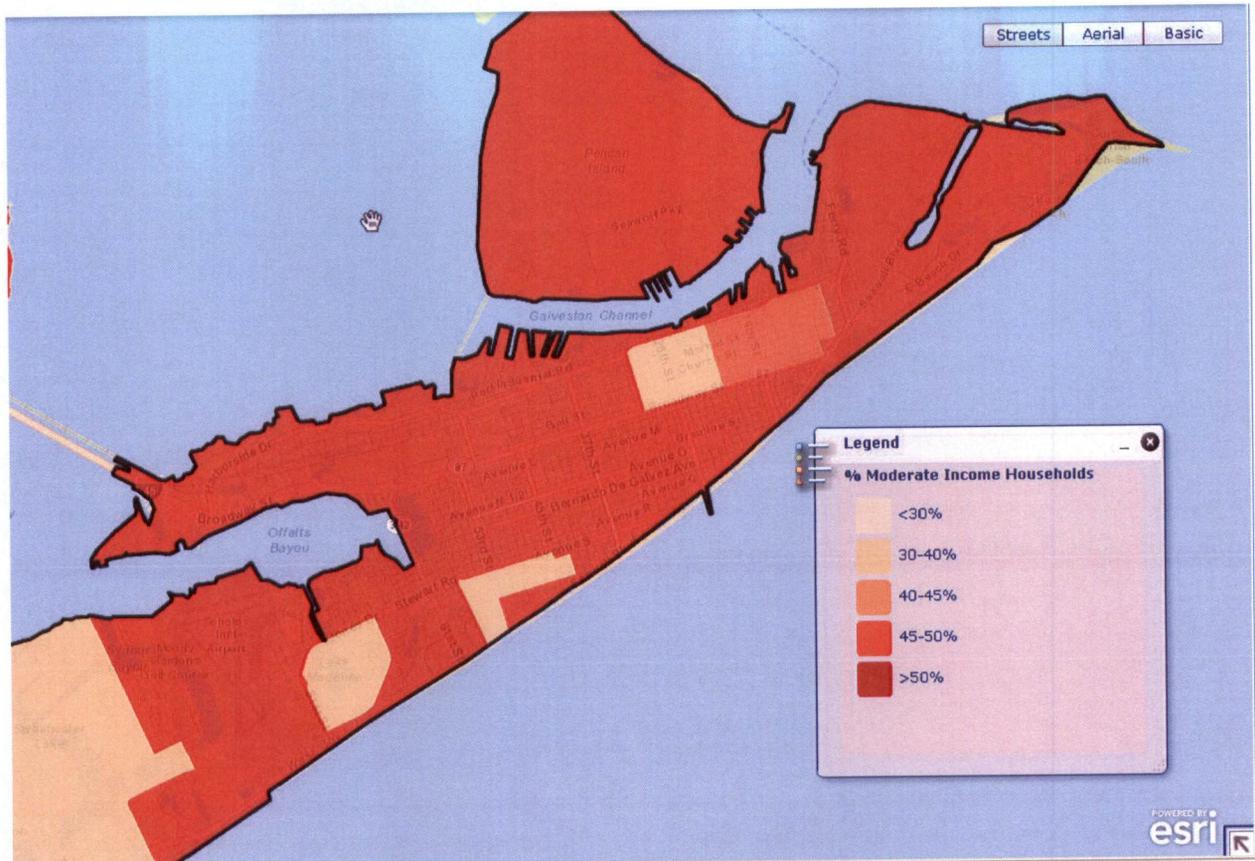




Extremely Low-Income Areas from eGIS Map Tools



Low-Income Areas from eGIS Map Tools



Moderate-Income Areas from eGIS Map Tools

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

According to the Needs Assessment, prepared to address the requirements of the Conciliation Agreement and the Homeowner Opportunity Program Guidelines, the estimated cost to address the housing needs resulting from Hurricane Ike damage is \$339,598,000 and the available funding for Round 2.2 Disaster Recovery is \$80,000,910, excluding administration fees. Based on 2010 Census data, data provided by FEMA, and housing studies detailing damages to low- to moderate-income residences from Hurricane Ike, it is estimated that 45.5% of the housing damage was to very low-income households (30% or less of area median income -AMI), 26% to low-income households (30.1-50% of AMI), and 28.5% to moderate-income households (50.1-80% of AMI). Additionally, rental housing stock, public housing stock and housing owned by those above moderate-income suffered damage or destruction during Hurricane Ike and delays in timely repairs. Therefore, all housing from the public housing units through rental units accepting Section 8 HCVs and higher-cost rentals, to owner-occupied homes of all income ranges are in need of rehabilitation or reconstruction due to the damage of Hurricane Ike in September of 2008.

The housing stock in Galveston is relatively old, with 20.4% of the units being built before 1940 and only 14.5% being built since 1990. Due to the age and the location of many of the homes in areas designated as historic, the rehabilitation costs are considerably higher than for newer units in newer neighborhoods. The current rehabilitation cap for the Disaster Recovery funds is \$65,000, resulting in difficulties in bringing the housing back to livability, particularly within historic preservation requirements.

According to the 2005-2009 ACS provided by HUD in the tables below, 33.7% have a housing cost burden, with 96.4% of those being low- to moderate-income.

The 2005-2009 ACS is based on the average of monthly sample surveys, 75% of which were conducted prior to Hurricane Ike. As a result, the full impact to population/household loss, housing damage and overcrowding resulting from the devastation of Ike is not represented by the data. According to the 2010 Census, the population of Galveston dropped from 57,247 in 2000 to 47,743 in 2010, 9,117 fewer than the 2005-2009 ACS estimated.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	57,247	56,860	-1%
Households	30,017	24,797	-17%
Median Income	\$28,895.00	\$35,637.00	23%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)



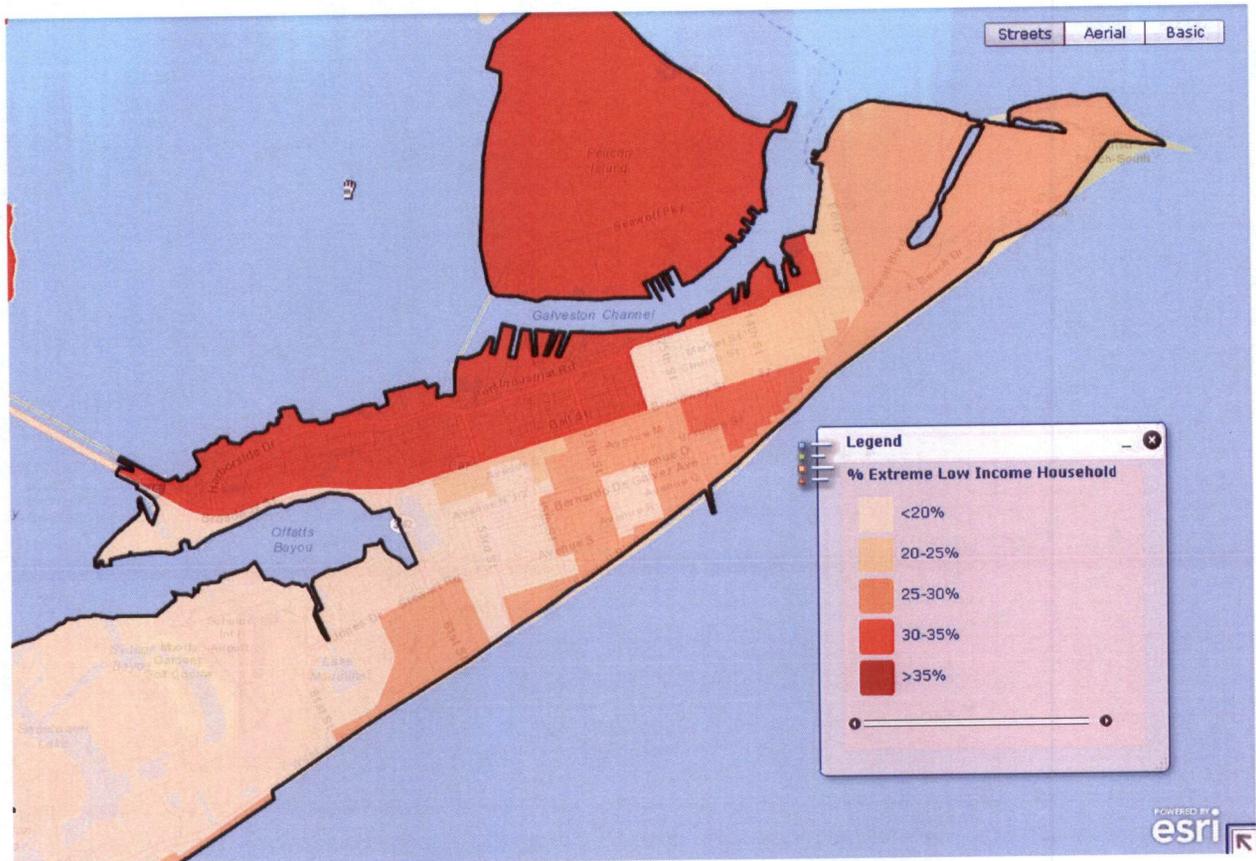
Areas within Target Area of Concentrated Hurricane Damage

**Number of Households Table**

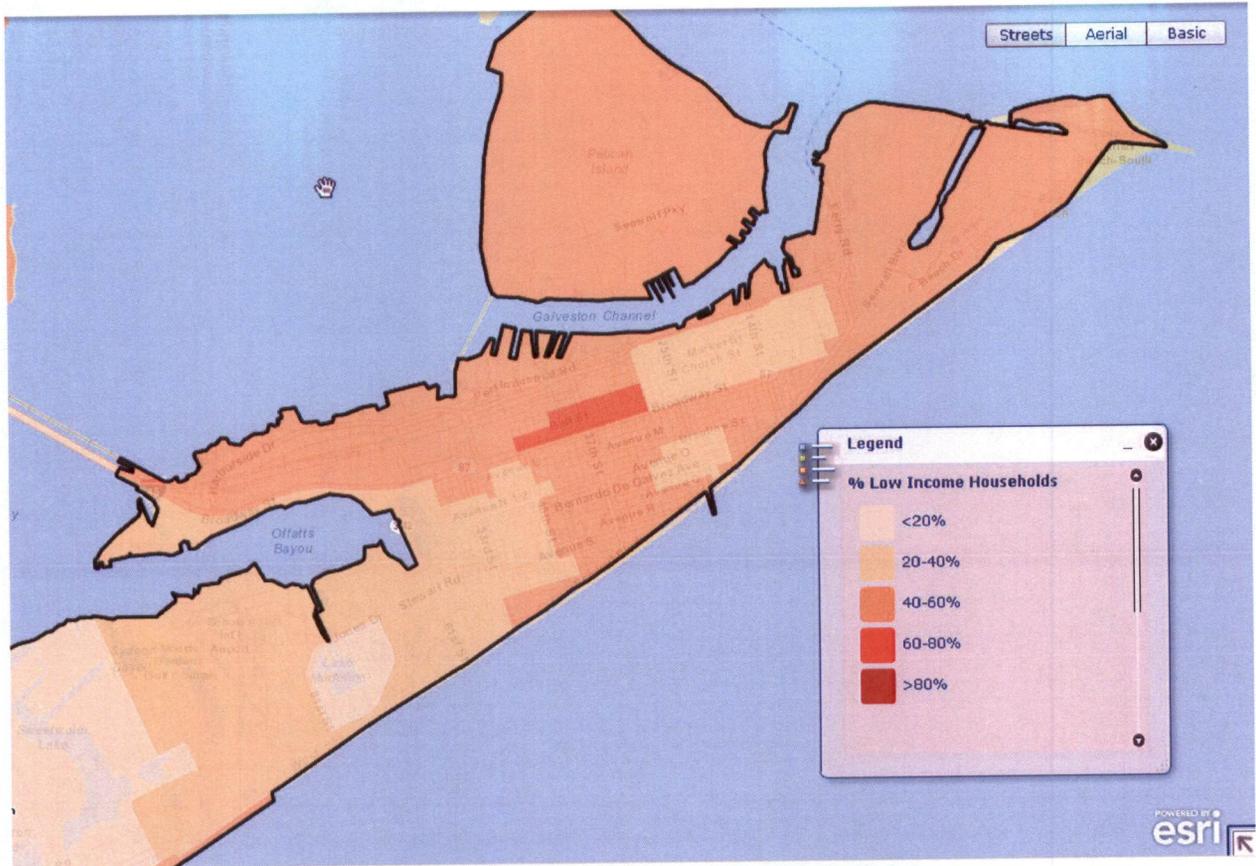
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	5,265	3,725	4,975	2,395	
Small Family Households *	1,480	1,365	1,940	4,700	
Large Family Households *	185	140	310	565	
Household contains at least one person 62-74 years of age	815	455	540	375	1,655
Household contains at least one person age 75 or older	720	685	590	315	760
Households with one or more children 6 years old or younger *	760	565	980	904	
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

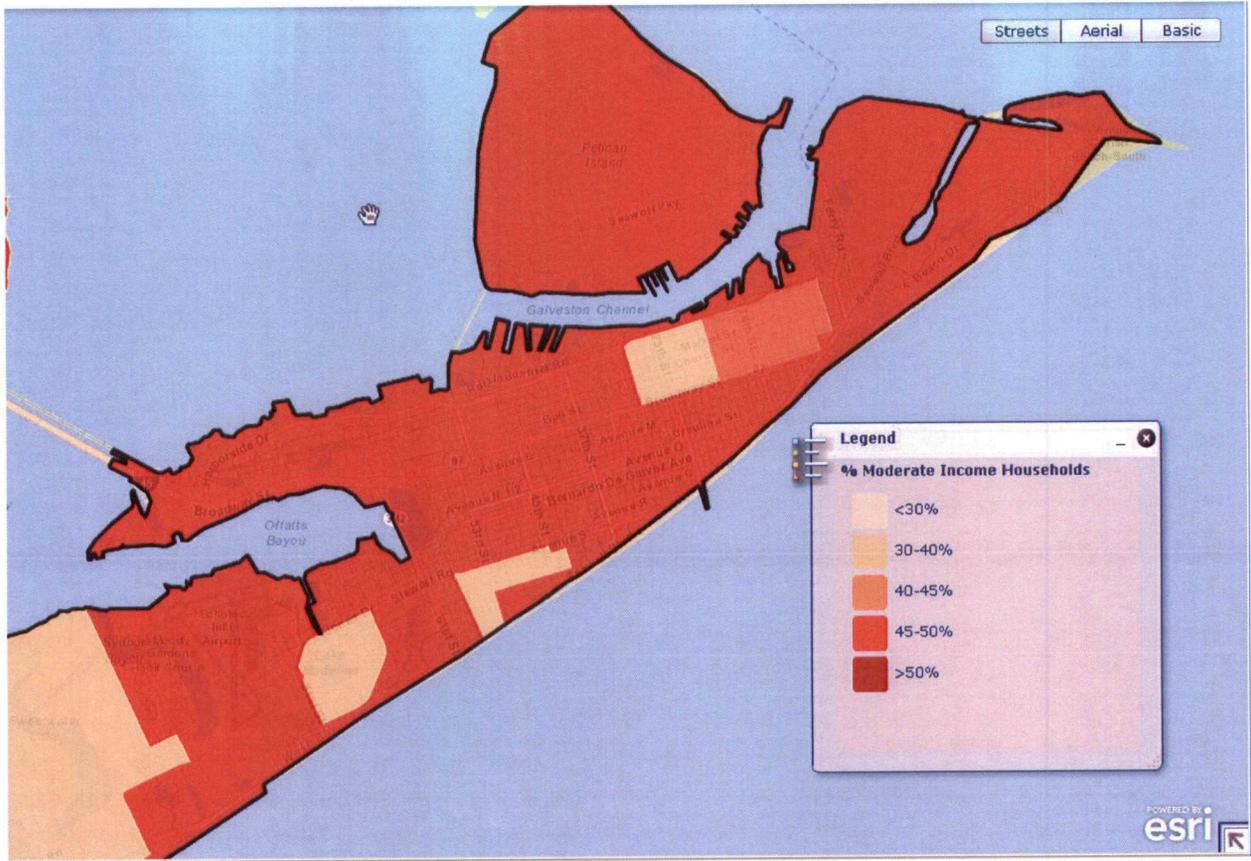
Data Source: 2005-2009 CHAS



Very/Extremely Low-Income Households



Low-Income Households



Moderate-Income Households

## Housing Needs Summary Tables

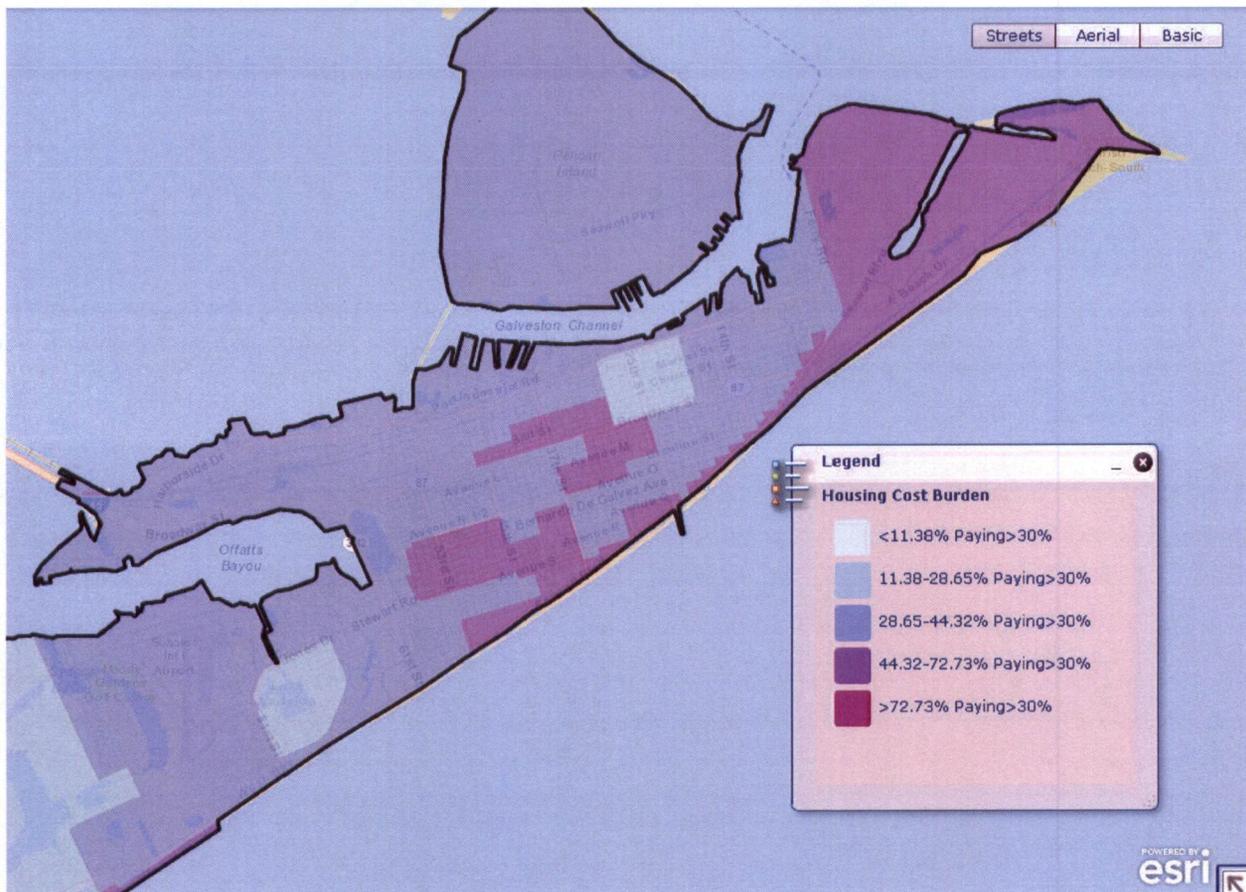
### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	120	100	35	0	255	30	50	30	0	110
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	120	10	50	0	180	10	10	4	0	24
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	190	100	90	15	395	0	60	50	15	125
Housing cost burden greater than 50% of income (and none of the above problems)	2,490	530	110	15	3,145	725	425	175	0	1,325
Housing cost burden greater than 30% of income (and none of the above problems)	465	1,110	1,000	90	2,665	265	290	470	195	1,220

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	325	0	0	0	325	120	0	0	0	120

Table 7 – Housing Problems Table

Data: 2005-2009 CHAS  
Source:



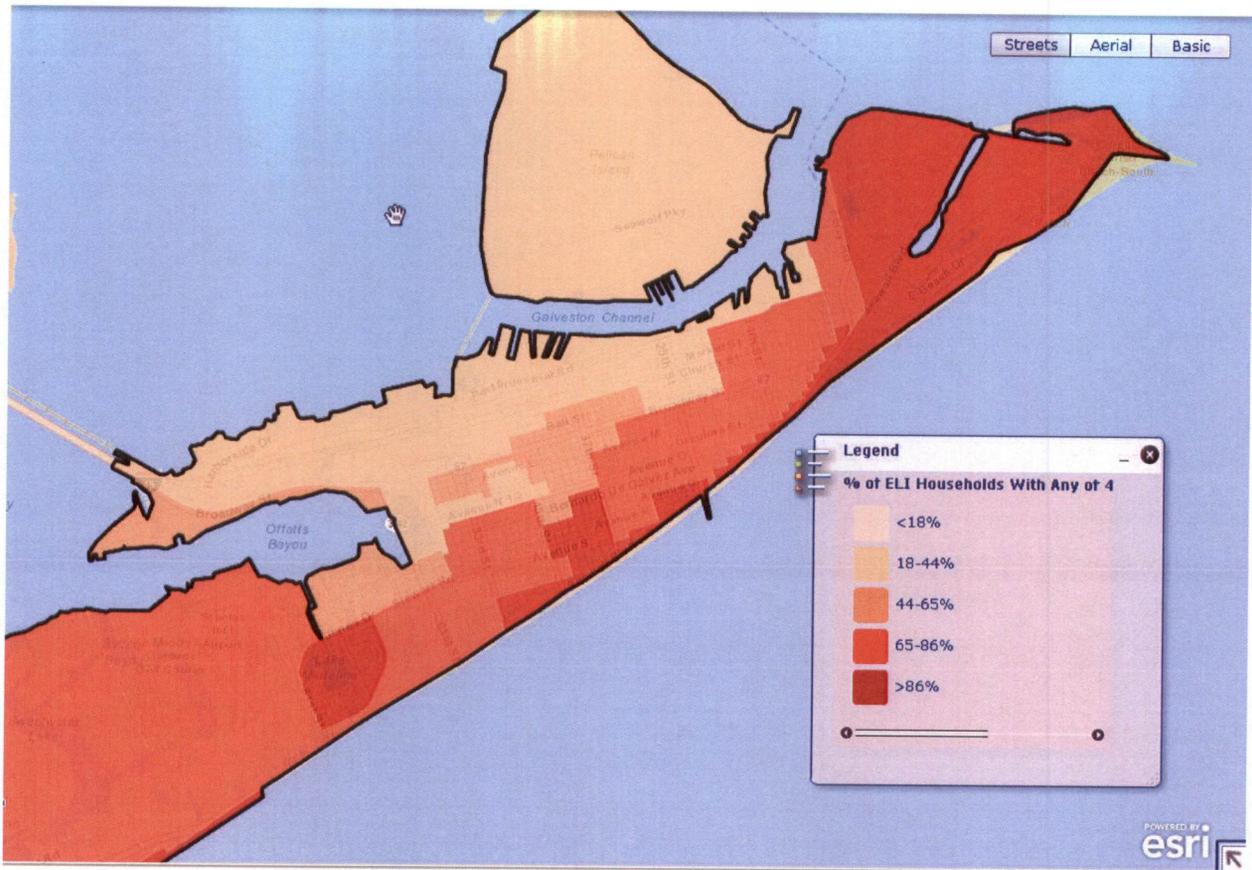
Households with Housing Cost Burden

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

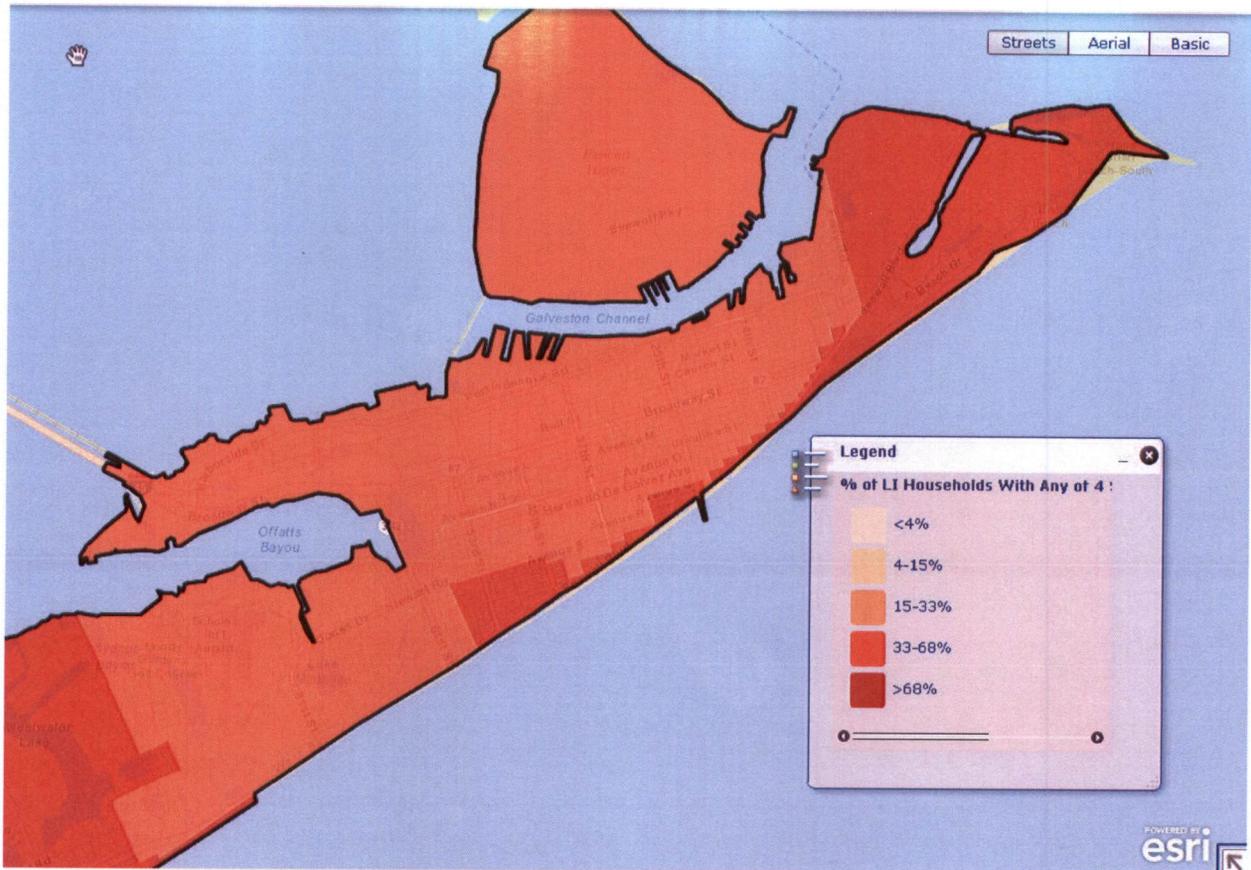
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,920	740	280	30	3,970	770	545	260	15	1,590
Having none of four housing problems	720	1,655	2,895	1,235	6,505	410	785	1,540	1,115	3,850
Household has negative income, but none of the other housing problems	325	0	0	0	325	120	0	0	0	120

**Table 8 – Housing Problems 2**

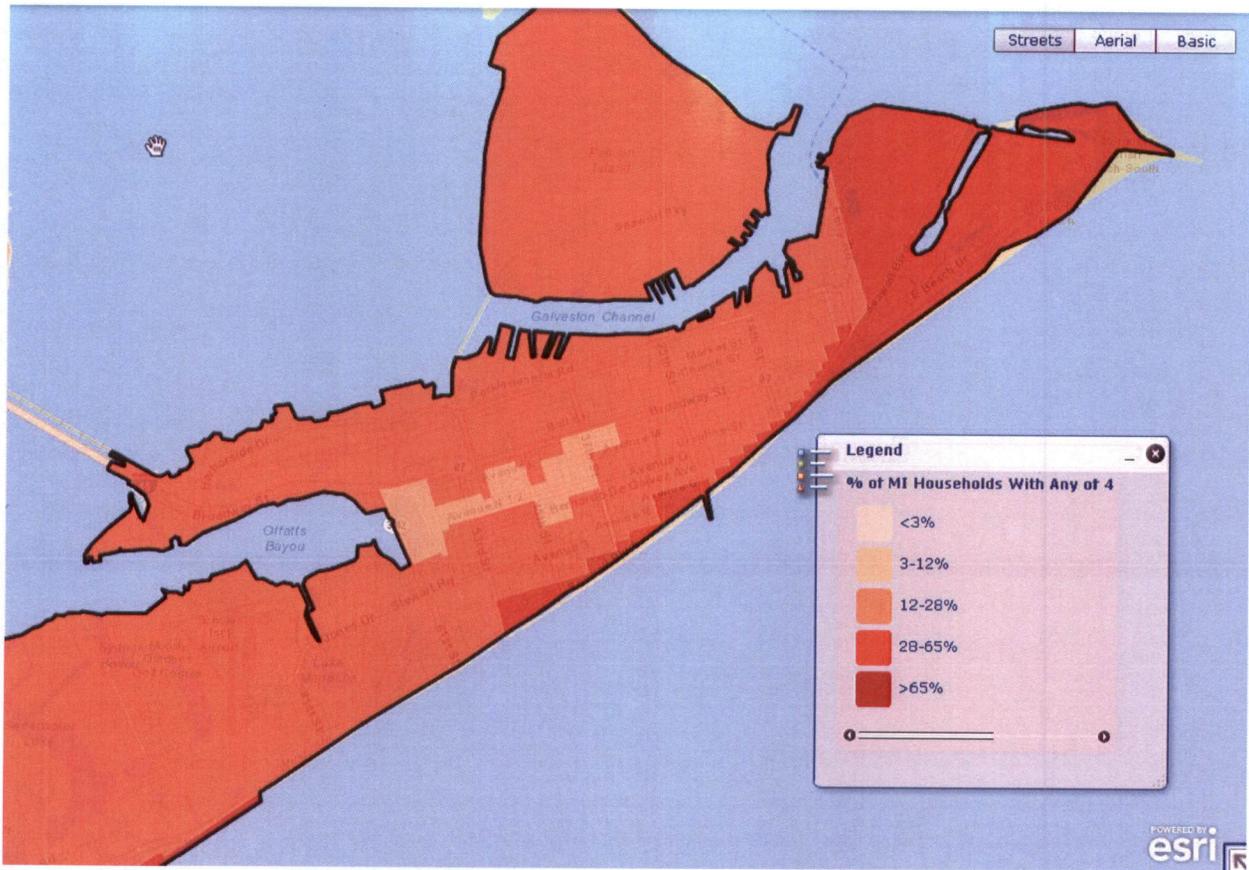
Data 2005-2009 CHAS  
Source:



**% of Very/Extremely Low-Income Households with One or More Severe Housing Problems**



**% of Low-Income Households with One or More Severe Housing Problems**



**% of Moderate-Income Households with One or More Severe Problems**

**3. Cost Burden > 30%**

	Renter			Total	Owner			Total
	0-30% AMI	>30-50% AMI	>50-80% AMI		0-30% AMI	>30-50% AMI	>50-80% AMI	
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,100	845	345	2,290	125	185	200	510
Large Related	145	65	25	235	45	65	100	210
Elderly	700	165	90	955	505	330	175	1,010
Other	1,330	665	645	2,640	330	200	190	720
Total need by income	3,275	1,740	1,105	6,120	1,005	780	665	2,450

**Table 9 – Cost Burden > 30%**

Data Source: 2005-2009 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	955	195	0	1,150	125	125	20	270
Large Related	125	0	0	125	15	10	30	55
Elderly	535	55	10	600	270	175	60	505
Other	1,165	280	95	1,540	330	125	65	520
Total need by income	2,780	530	105	3,415	740	435	175	1,350

Table 10 – Cost Burden > 50%

Data 2005-2009 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	190	75	140	15	420	30	70	30	0	130
Multiple, unrelated family households	50	35	0	0	85	10	0	19	15	44
Other, non-family households	85	25	0	0	110	0	0	0	0	0
Total need by income	325	135	140	15	615	40	70	49	15	174

Table 11 – Crowding Information – 1/2

Data 2005-2009 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

### **What are the most common housing problems?**

The most common housing problem in Galveston at this time is the damage caused by Hurricane Ike in 2008 and the number of homes that are still in need of rehabilitation or reconstruction. A related problem is the abandonment of damaged properties and an inability of the City or Appraisal District to locate the owners. The age of the housing stock is another problem facing Galveston with only 14.5% of the housing constructed since 1990.

Hurricane Ike displaced a large number of low- to moderate-income residents, particularly with the destruction of 569 public housing units and the loss of a number of rental units.

### **Are any populations/household types more affected than others by these problems?**

The very low- and low-income residents are most affected by the post-Ike housing problems due to the loss of public housing units and the damage to rental housing as well as the competition for the remaining undamaged/repared housing on the Island. As moderate- and middle-income homeowners required temporary rental housing until their homes could be repaired or rebuilt, there was a strain on the availability of sound rental housing. To date, this problem has lessened, though continues as the low- to moderate-income owners receiving Disaster Recovery Assistance have been and continue to be displaced until the assistance can rehabilitate or reconstruct their homes.

The populations north of Broadway, where the greatest concentration of very low- and low- income reside and where the housing is the oldest and most fragile, was the area hardest hit by Hurricane Ike. The seawall held off the storm surge south of Broadway, however the storm surge on the bay side of the Island received the most damage, and damage to the most vulnerable populations.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The low- and very-low income individuals, particularly those on the public housing and Section 8 waiting lists, are the most at risk of becoming homeless. Currently there are 1,215 on the public housing waiting list with an average wait time of 1,174 days, and 2,338 on the Section 8 waiting list with an average wait time of 455 days. Of those, 86% of the public housing waiting list and 95% of the Section 8 waiting list are extremely low-income and 86% of the public housing waiting list and 65.4% of the Section 8 waiting list are families.

The 2012 Point In Time survey of homeless in Galveston resulted in a count of 446 people in need of stable housing. Of those, 27.7% were classified as chronically homeless. The 2010 Continuum of Care Homeless Population count (prior to the area moving into "Balance of State" for Continuum of Care),

indicated 772 persons in 612 households who were homeless, including sheltered and unsheltered. The majority (73%) were individuals with 27% being persons in households with adults and children. Of those, 294 were chronically homeless, severely mentally ill and/or chronic substance abusers, making finding independent housing more difficult. Based on these surveys, there is a need of affordable supportive housing for individuals who are chronically homeless due to disability or inability to earn a livable wage.

Using the waiting lists of the Galveston Housing Authority as a proxy for the count of those at risk of homelessness, it is estimated that there are 3,257 at risk of becoming homeless before they can be provided subsidized housing.

The City of Galveston received \$585,604 of Homeless Prevention and Rapid Re-Housing (HPRP) funding. The Salvation Army of Galveston also received \$387,500 of HPRP funding from the Texas Department of Housing and Community Affairs. The City of Galveston provided HPRP funding to four subrecipient agencies: The Salvation Army of Galveston, Jesse Tree, The Gulf Coast Center and The Children's Center. All of the subrecipients provided short-term rental assistance (up to three months) and The Salvation Army also provided medium-term rental assistance (up to six months). Three of the subrecipients provided both prevention and rapid re-housing assistance and one provided homeless prevention assistance. The HPRP program ended in 2012 and without ESG funds, the prevention programs must seek private funding to continue.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The at-risk population is derived based on the number of households on the Public Housing and Section 8 waiting lists who are extremely-low income.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The destruction of housing, particularly lower-cost and public housing units, by Hurricane Ike have been linked to an increased risk of homelessness. While those public housing residents displaced by Ike are provided alternative housing, the destruction of 569 units of public housing has resulted in the inability of GHA to serve those on the waiting list. Likewise, the limited number of Section 8 HCVs results in those on the waiting list being at risk of homelessness. The delay in rehabilitation and/or reconstruction of affordable rental housing as a result of Hurricane Ike has also led to the extremely-low income being at greatest risk of homelessness.

**Discussion**

Galveston had a need for additional affordable housing (including public housing, Section 8 HCVs, permanent supportive housing, subsidized rentals, and private affordable units) prior to Hurricane Ike.

Due to the location of the greatest damage from the storm, there has been a dramatic decrease in housing available to the low- to moderate-income. Public housing residents have been displaced either off the Island to various locations throughout Texas or into apartments on the Island, shrinking the available number of units for non-subsidized low-income residents. The damage/destruction of private rental housing has also caused a decrease in the number of available affordable units. Owned units damaged by Ike have also created a housing shortage. Those with resources and insurance to repair or rebuild have been forced to double-up or move into temporary rental units, further shrinking the available number of units for those who are full-time renters. Those approved for Disaster Recovery assistance have also put a burden on the rental stock as they have waited for assistance. Estimates are that there was \$339,598,000 in overall housing damage to housing of the low- to moderate-income from Hurricane Ike. Of that, the consultants managing the Disaster Recovery Program have estimated that \$132,443,220 of the damage was to homes of the very low-income; \$91,691,460 to the homes of low-income, and \$115,463,320 to the homes of moderate-income. There has only been \$80,000,910 provided in housing funds, less set asides, to address the needs of the low- to moderate-income.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to the 2005-2009 CHAS data outlined below, there is no disproportion in the percent with housing problems for those with incomes of 0-30% of the area median. Of the total households with incomes of 0-30% of the median, more than 90%, regardless of race/ethnicity have at least one housing problem.

There is some disproportion for households with incomes of 31-50% of the area median. For those with incomes of 31-50%, non-Hispanic whites have the greatest disproportion, with 81.8% having housing problems compared with 72.2% of the total households. African Americans have just over 10 percentage points fewer with housing problems at 71.4% and only 38.4% of Hispanics in this income group have housing problems.

For those moderate-income between 51% and 80% of the median, all race/ethnicities have approximately 40% households with problems.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,425	400	445
White	1,755	150	230
Black / African American	1,445	155	90
Asian	125	0	40
American Indian, Alaska Native	50	0	15
Pacific Islander	0	0	0
Hispanic	985	85	65

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,690	1,035	0
White	1,125	250	0
Black / African American	735	295	0
Asian	10	55	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	750	400	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,015	2,965	0
White	1,050	1,625	0
Black / African American	305	425	0
Asian	65	105	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	0	0
Hispanic	560	770	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

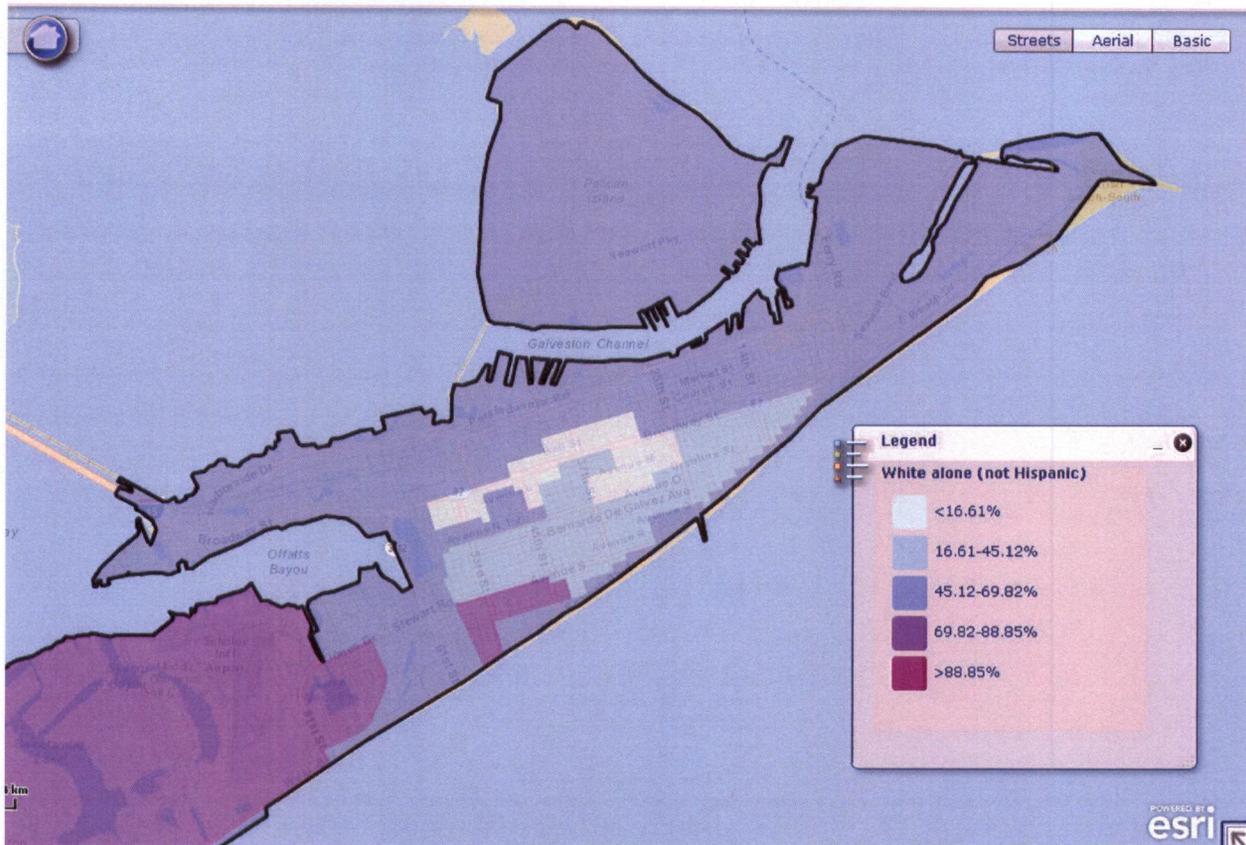
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	330	2,065	0
White	165	990	0
Black / African American	10	355	0
Asian	15	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	635	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

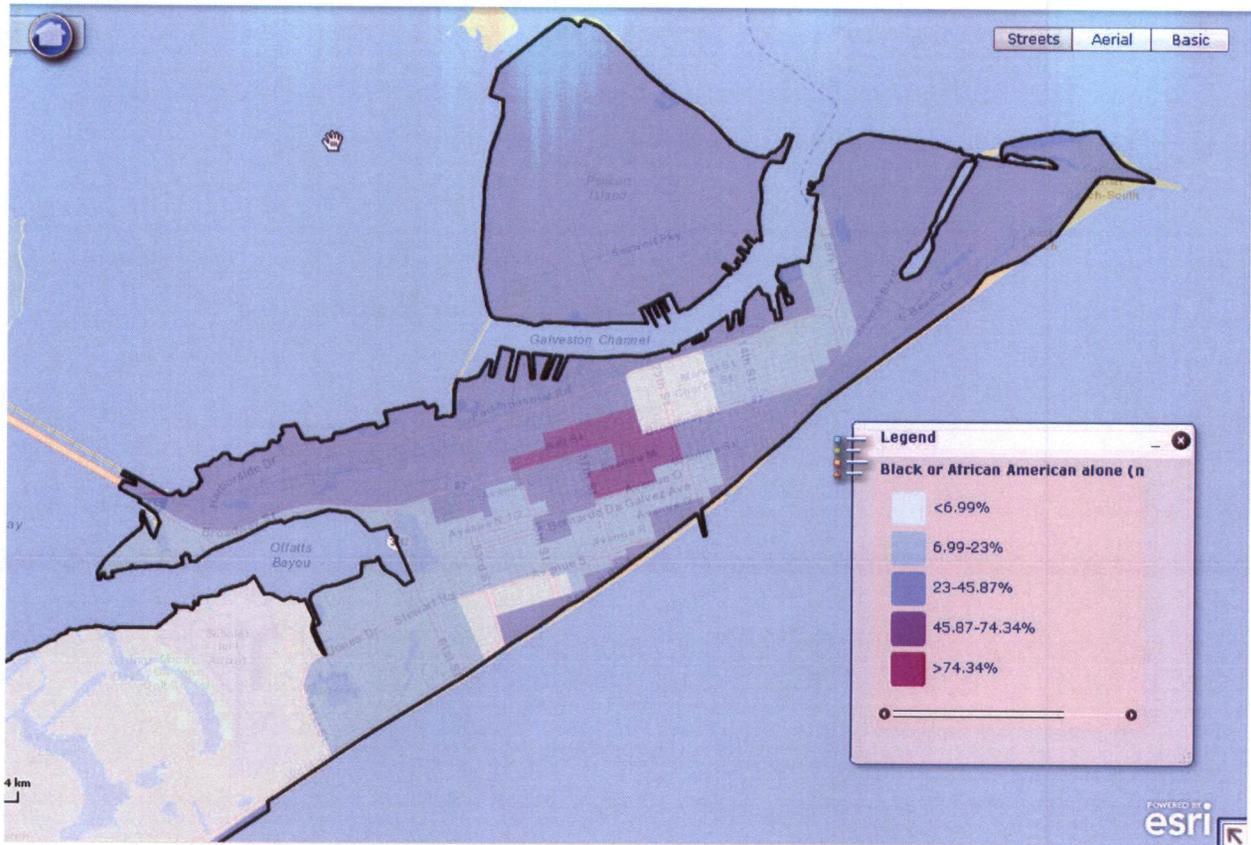
Data Source: 2005-2009 CHAS

\*The four housing problems are:

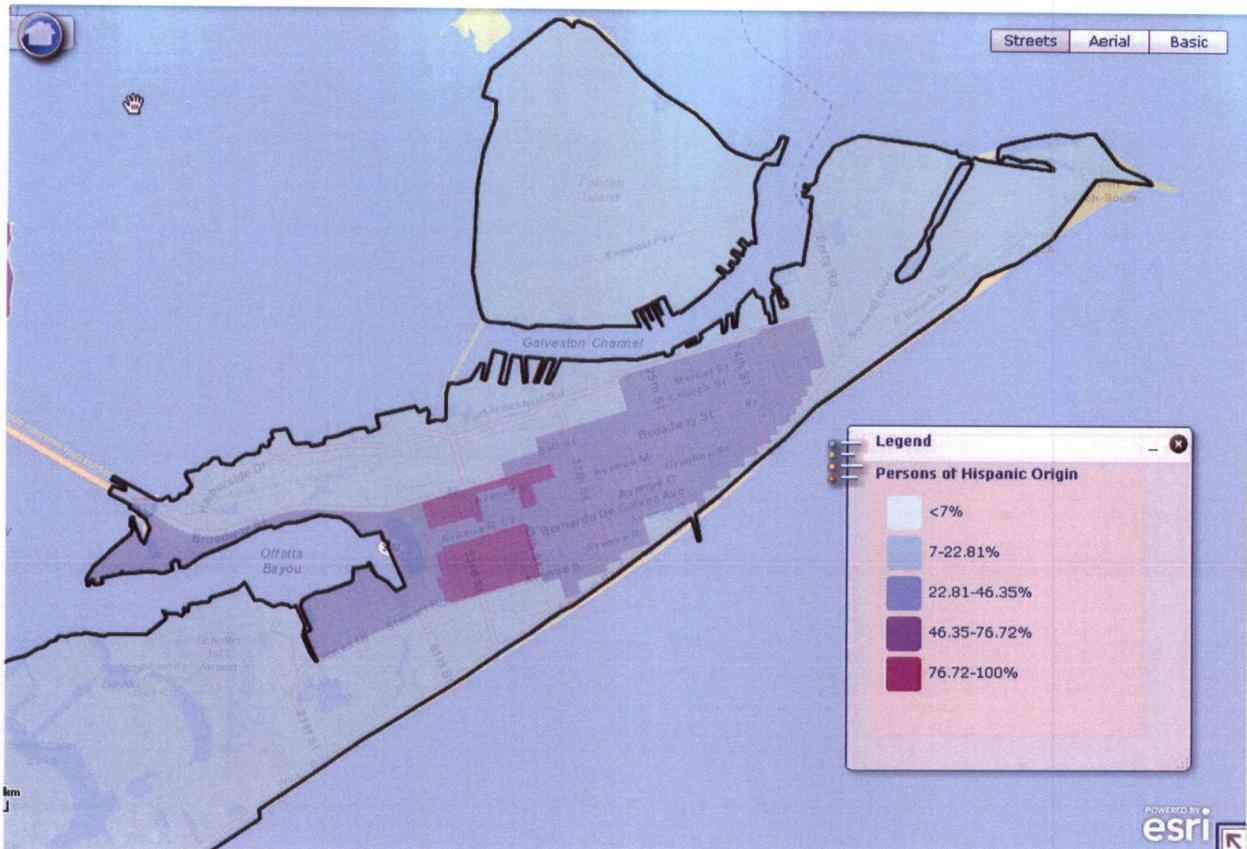
1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



**Non-Hispanic White Households**



**African American Households**



### Hispanic Households

### Discussion

The 3 maps above show the racial/ethnic concentrations of the core (low-mod income) area of Galveston. In general, there is no significant disproportion among whites, African Americans and Hispanics of low- to moderate-households with housing problems. The greatest disproportion comes not in those with housing problems by income but in the incomes themselves. While only 30% of the total households that are at area median income or below (0-100% of area median) have incomes of 0-30% of the area median, 43% of the African American households fall into this income range. Hispanics and non-Hispanic whites are near that total average. Likewise, 23.3% of total households at area median income or below have incomes of 31-50% of the area median while 27.6% of African American households are low-income with whites and Hispanics tracking the total average. As the income ranges increase, the percent African American households decrease.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

### (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

#### Introduction

There is no disproportionately greater need for minorities in Galveston. The table below, taken from the 2005-2009 ACS data provided in the eCon Planning Suite, shows that in general non-Hispanic whites have the greatest proportion of need regarding severe housing problems. The percentages are based on the number of households with one or more severe housing problems divided by the total households for that income range and race/ethnicity.

Income Range	Non-Hispanic White	African American	Hispanic
0-30% AMI	68.6	69.6	74.1
30.1-50% AMI	43.4	29.0	29.0
50.1-80% AMI	13.8	2.7	9.0
80.1-100% AMI	13.0	0.0	19.9

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,690	1,130	445
White	1,465	440	230
Black / African American	1,180	425	90
Asian	110	15	40
American Indian, Alaska Native	35	10	15
Pacific Islander	0	0	0
Hispanic	840	230	65

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,285	2,440	0
White	595	775	0
Black / African American	300	735	0
Asian	10	55	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	335	820	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	540	4,435	0
White	355	2,315	0
Black / African American	20	715	0
Asian	50	120	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	120	1,205	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45	2,350	0
White	15	1,140	0
Black / African American	0	365	0
Asian	15	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	740	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2005-2009 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

Though there is no significantly disproportionate need among racial/ethnic groups, with the exception of the non-Hispanic low-income whites, all groups earning 30% or less of the Area Median Income have a very high rate of severe housing problems -- more than two-thirds for whites and African Americans and nearly three-fourths for Hispanics.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,845	4,605	4,810	520
White	8,785	2,085	2,150	310
Black / African American	1,960	1,045	1,425	90
Asian	565	55	85	40
American Indian, Alaska Native	80	20	35	15
Pacific Islander	0	0	0	0
Hispanic	3,325	1,305	1,035	65

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2005-2009 CHAS

### Discussion:

Using the information provided above from the 2005-2009 ACS, the percent of households by income range is not disproportionately high for any one race/ethnic group, though non-Hispanic whites do have a larger percent in some cases than minorities. While whites have a much higher percent of housing problems, they also have a higher percent of households. Likewise, Hispanics have a higher percent of cost burdens but they also have a higher percent of total households. The table reflects the percent each race/ethnicity is of the jurisdiction as a whole for each income range (# of each race-ethnicity / total for jurisdiction for each income group). The base numbers are those in the ACS table provided above by HUD.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

In general, controlling for total household counts, non-Hispanic whites have a slightly higher proportion of households with housing needs. For those with incomes of 30.1% - 50% of Area Median Income, non-Hispanic whites have 1.5 times the percent of households with housing needs than any of the other racial/ethnic groups. Hispanics earning 30% or less or more than 80% of the Area Median Income have a slightly greater need than the other groups, but it is not disproportionately greater.

**If they have needs not identified above, what are those needs?**

A review of the 2005-2009 CHAS data for those with mobility and/or self-care disabilities indicates that the disabled have a disproportionately greater need than the general population for each of the income groups. Overall, more than half of the households with at least 1 disabled adult have housing problems. For those with incomes of 0-30% of the AMI, 73% of the households have problems, and 70% of the households with incomes of 30.1-50% have problems.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Within the core of Galveston where the Target Areas are located, there are some pockets of high racial/ethnic concentrations. Based on the eGIS maps provided by HUD, Census Tracts 724600 (62.67%) and 724700 (53.8%) are majority African American while Census Tracts 725200 (56.9%) and 725400 (57.11%) are majority Hispanic. A map in the attachments shows the location of Census Tracts as well as the four with majority African American or Hispanic concentrations. Additionally, the section above (NA-15 Disproportionately Greater Need: Housing Problems) includes a geographic distribution map for each of the 3 major racial/ethnic groups in Galveston: non-Hispanic whites, African Americans and Hispanics.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

Galveston Housing Authority provides public housing and rental vouchers to 1,544 households. As a result of Hurricane Ike in 2008, GHA lost 569 public housing units. GHA and City of Galveston approved a reconstruction plan to replace these units. In cooperation with its development partner, GHA will develop replacement public housing units in mixed income developments on the former footprints of Magnolia Homes and Cedar Terrace for a combined 144 public housing units. The Texas General Land Office will be responsible for constructing the remaining 385 public housing units as scattered sites throughout the community. GHA has 2 properties, Holland House and Gulf Breeze, that were designated for occupancy by elderly households and households with persons with disabilities. Following Hurricane Ike, HUD removed the designation on these properties due to the lack of affordable housing available in Galveston for these populations. Once 529 of the 569 lost public housing units are reconstructed, GHA will be able to reinstate the designation for Holland House and Gulf Breeze.

Currently, GHA has 1,260 on its Public Housing waiting list and 2,338 on its Housing Choice Voucher (HCV) waiting list for a total of 3,598 households in Galveston. This represents more than 10% of the 21,111 total households in Galveston.

GHA, through the GRACE Corporation plans on selling five homes in the City of Galveston to low-moderate income households during the next year. GHA's HCV Homeownership program will continue to educate its participants on the homeownership process and will collaborate with the City for first-time homebuyer training and assistance.

GHA has set forth the following strategic goals for 2013-2015:

- Create financially sustainable homeownership opportunities;
- Protect and educate consumers when they buy, refinance, or rent a home;
- Restore the supply of assisted housing in Galveston in a way that encourages and promotes a path to self-sufficiency;
- Increase assisted housing choices for target population;
- Improve the quality of assisted housing and foster an improved living environment;
- Promote self-sufficiency and asset development of assisted households;
- Ensure equal opportunity and affirmatively further fair housing;
- Seek ways to address blight and deconcentrate poverty;

- Prepare staff to perform the business functions of the agency more effectively;

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	363	1,181	1	1,122	26	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	11,109	12,635	6,841	12,432	11,081	0	
Average length of stay	0	0	7	5	1	5	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	1	2	4	2	1	0
# Homeless at admission	0	0	0	8	0	2	6	0
# of Elderly Program Participants (>62)	0	0	238	162	0	153	7	0
# of Disabled Families	0	0	88	312	0	293	11	0
# of Families requesting accessibility features	0	0	363	1,181	1	1,122	26	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	179	239	1	218	11	0	0
Black/African American	0	0	175	934	0	896	15	0	0
Asian	0	0	5	6	0	6	0	0	0

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	4	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	61	126	0	114	5	0	0
Not Hispanic	0	0	302	1,055	1	1,008	21	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Currently, there are 2 mid-rise developments serving the elderly and disabled -- Holland House and Gulf Breeze -- providing accessible units for the disabled population. The current public housing residents in need of accessible units are able to reside in these developments. However, there are currently 38 elderly and 80 non-elderly disabled on the public housing waiting list. Due to the destruction of 569 general population public housing units by Hurricane Ike, GHA was required to remove the designation of elderly/disabled from Holland House and Gulf Breeze to allow displaced public housing residents into vacant units. As the destroyed units are replaced, Holland House and Gulf Breeze will return to designated status and many of the smaller households will be able to receive accessible units. Of the disabled families on the waiting list, 20 are in need of 3 and 4 bedroom units. Those will be served by new general population family units that will be coming on board by PY 2015.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Currently, GHA has 1,260 on its Public Housing waiting list and 2,338 on its Housing Choice Voucher (HCV) waiting list for a total of 3,598 households in Galveston. This represents more than 10% of the 21,111 total households in Galveston. Of those on the Public Housing waiting list, 22.2% are Hispanic, 59.8% are African American and 15% are non-Hispanic white, with other racial groups comprising approximately 3%. The vast majority (81%) are families while 6.6% are disabled and 3.1% are elderly. Of those on the HCV waiting list, 11.6% are Hispanic, 74.5% are African American and 11% are non-Hispanic white, with other racial groups comprising approximately 3%. The HCV waiting list has a higher ratio of single individuals (29.3%) than the public housing waiting list, and considerably fewer disabled (1.7%) and families (65.4%).

The most immediate needs of public housing residents and those on the waiting list are new family oriented general population public housing units to replace those lost to Hurricane Ike. The greatest need for HCV residents is new and renovated private apartment complexes that accept HCVs as well as the reclamation of owner occupied homes where the damage has forced owners to move into rental units, many of which accept HCVs and would be available to HCV residents. Likewise, many of the displaced public housing residents are receiving vouchers for private rental units on and off the Island, usurping units formerly available to HCV residents.

As a result of all of the damage caused by Hurricane Ike, there has been a domino effect in housing needs in Galveston. Many of the low- to moderate-income residents of owner-occupied homes damaged or destroyed by Ike are currently displaced and residing in apartments that would be available to HCV residents. Many of the displaced public housing residents are also living in private rental properties otherwise accessible to HCV residents. Much of the rental housing inventory was damaged by Ike and temporarily or permanently removed from availability. Reclamation of all housing damaged or lost to Ike is the greatest need in Galveston from completing the renovations of owner-occupied

homes, to completing the renovations and reconstructions of private apartment complexes and other rental properties, to reconstructing the public housing units.

### **How do these needs compare to the housing needs of the population at large**

The median income for the City of Galveston is well below that for Galveston County as a whole -- \$25,368 for the City compared with \$59,645 for the County. (ACS 2007-2011 5year estimates). As a result, a significant proportion of the City's population qualifies for assisted housing. Based on the ACS 2007-2011 5-year estimates, 12,533 (59.4%) of the households in the City of Galveston have incomes below 80% of the area's median household income for a 4-person household. Of these, 3,156 of the low-mod households are African American (82.5% of total African American Households). Additionally, 3,317 of the low-mod households are Hispanic (67.2% of total Hispanic households). African Americans have a significantly higher rate of households eligible for public housing and Housing Choice Vouchers.

There are no data that details the housing conditions and cost burdens of those on the GHA waiting lists, however, it can be assumed that these households are at greater risk of homelessness, may be doubled up with other families and/or are living in poor housing. Virtually all who are currently in housing and not doubled up have a housing cost burden.

### **Discussion**

Galveston has faced a major housing crisis as a result of Hurricane Ike which struck the Island in September 2008. Not only were most of the public housing units lost, but many of the private rental units accepting Section 8 Housing Choice Vouchers were temporarily or permanently lost and many of the owner-occupied units were damaged forcing owners to move into rental properties until renovations could be completed. As a result, there has been a shortage of all housing in Galveston. The general housing crisis has been coupled with a conflict in the community regarding the replacement of public housing units. Residents of Galveston have been divided over the issue of replacing public housing and the conflicts between public housing and fair housing choice advocates and the NIMBY contingency has slowed progress in replacing the 569 destroyed units.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

For the purposes of this chapter and for the data below, the term "homeless" includes:

1. an individual or family who lacks a fixed, regular, and adequate nighttime residence;
2. an individual or family who has a primary nighttime residence that is: (a) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing, transitional housing for the mentally ill; (b) an institution that provides temporary residence for individuals intended to be institutionalized; or (c) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

In 2011, the Gulf Coast Homeless Coalition, which served the City of Galveston along with Brazoria, Chambers, Galveston, and Liberty Counties, opted to become part of the Texas Balance of State Continuum of Care process. As a result, the data available that details the homeless population in Galveston is based on the last detailed enumeration by the Coalition -- 2010 -- and the limited data from the Texas Homeless Network -- 2012. Based on these figures, it is estimated that there are 547 sheltered homeless individuals and 290 unsheltered homeless individuals. The 2012 Point In Time (PIT) survey showed that 47.9% were experiencing homelessness for the 1st time in the past 3 years; 31.6% were experiencing homelessness 2 or more times in the past 3 years; and 20.5% were continuously homeless for a year or more.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	140	71	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	364	197	0	0	0	0
Chronically Homeless Individuals	41	21	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	44	36	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	2	1	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Gulf Coast Homeless Coalition's 2010 Continuum of Care data.

### **Jurisdiction's Rural Homeless Population**

The jurisdiction is urban in nature and has no rural homeless.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The 2012 Point In Time (PIT) survey enumerated 446 individuals, 375 of whom were adults and 71 were children. No details are available as to the distribution of types of homelessness for the adults versus the children or for those adults only versus families with children. The median age of the 71 children was 8 years. Single adult individuals represented 313 (83.6% of adults) for those counted. Of the 446 surveyed for the

2012 Point In Time (PIT) survey, 214 (47.9%) experienced their first time of being homeless within the past 3 years. Those continuously homeless for a year or more totaled 91. The remaining 141 (31.6%) had 2 or more episodes of homelessness within the past year.

According to the PIT, 124 of the individuals surveyed were chronically homeless, but there was no differentiation between single adults and members of families with children. The 2010 data from the Gulf Coast Coalition, prior to its dissolution, indicated that there were 62 chronically homeless adults. There is no information regarding the number of individuals alone or in families who are veterans.

There is no additional information regarding the number of days that those surveyed experienced homelessness.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	352	187
Black or African American	171	122
Asian	0	0
American Indian or Alaska Native	16	8
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	71	38
Not Hispanic	476	252

**Data Source:** combination of Gulf Coast Homeless Coalition data and Texas Homeless Network's homeless demographics for Galveston as part of its Balance of State reporting.  
**Comments:**

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Using the 2012 Point in Time survey and the GHA waiting list information, it can be estimated that at least 362 individuals (including 240 single adults and 222 living in 90 families) are currently in temporary housing situations and will need either long-term transitional supportive housing or permanent assisted housing. Additionally, 290 individuals, representing 200 households (families) are unsheltered and will need emergency shelter followed by long-term transitional supportive housing, permanent supportive housing and/or assisted housing. As a result, approximately 290 of these households will require some level of assisted housing through Housing Choice Vouchers, Public Housing or other subsidies. Many will require permanent supportive housing. Currently, there is an extensive waiting list for public housing and HCVs, but it is not known how many of those applicants are currently homeless. It can be estimated that the 290 homeless households plus at least 500 on the Galveston Housing Authority's waiting lists are in need of immediate housing assistance because they are homeless, living in temporary quarters or are doubled up.

No information is available on the number of these 340 households with at least one veteran, however, using the American Community Survey data for the City of Galveston, it can be that that approximately 95 sheltered and unsheltered households has at least one veteran in need of housing assistance.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The majority of the homeless in Galveston are white (64.4%) with 31.2% being African American and 2.9% being American Indian. No data exists for Asians. Ethnically, 13% are Hispanic. The table above details the estimates of homeless by racial and ethnic group.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The vast majority (82%) of those surveyed for the 2012 Point In Time (PIT) enumeration were sheltered homeless. Of those completing the 2012 PIT survey, 67.8% were in traditional sheltered situations (emergency shelter, substance abuse facility, transitional housing, permanent supportive housing). Another 15% were either in their own home with threat of eviction/foreclosure or sharing housing with others. The remaining respondents were literally homeless on the street, in a hospital, in jail, in a motel or other homeless situation.

Of the homeless counted, 84.1% met the current HUD definition of homelessness. Less than half (47.9%) were homeless for the first time in the past 3 years.

Addiction, disabilities and co-occurring disorders accounted for 62 of those counted. Domestic Violence was the cause of homelessness for 27 of those counted. The chronic homeless accounted for 124 (28%) of those counted.

### **Discussion:**

With the change in the reporting requirements from earlier Continuum of Care applications and Point in Time surveys along with the change in reporting jurisdiction from the Gulf Coast Homeless Coalition to the Texas Homeless Network's Balance of State program, data for all requested fields are not available. The information above is a combination of the best available data for homelessness in Galveston.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The non-homeless special needs population is difficult to enumerate as the U.S. Census and its American Community Survey do not include questions regarding all types of special needs. However, there is limited information available and national trends can be extrapolated to the local community. Based on the American Community Survey (2009-2011), Texas records of substance abuse treatment centers, Texas records of people living with HIV/AIDS and national statistics on the mentally ill and those with co-occurring disorders, the following summary has been developed:

Special Needs Population	Need
Elderly (not including frail elderly)	5,327
Frail Elderly	2,048
Non-elderly physically disabled adults	3,193
Mentally disabled adults	1,321
Severely Mentally Ill	1,628
Persons with Alcohol or Other Drug Addiction	6,276
Dually Diagnosed	977
Persons with HIV/AIDS	701

### Describe the characteristics of special needs populations in your community:

The following are the characteristics of the special needs populations:

- **Elderly (including frail elderly):** According to the American Community Survey, there are 7,374 total residents 65 years and older in Galveston. Of these, 2,592 (35.2%) live alone. Additionally, 2,976 (40.4%) have at least one physical disability. Of the total elderly, 5,327 are considered to not be frail elderly -- those who are able to live independently and have no self-care disabilities. Of the elderly, including frail elderly, 45 have no health insurance coverage and 7,049 have public health coverage, with 4,439 having additional private coverage.
- **Frail elderly:** Those elderly living in group quarters (157), or living independently but with independent living difficulty (1,316) and self-care disabilities (575) are considered frail elderly. This population totals 2,048.
- **Adult non-elderly physically disabled:** Of the 3,193 non-elderly adults with a physical disability, 1,718 have difficulty living independently or caring for themselves. Additionally, 1,321 have a mental/cognitive disability. Many of these with a mental/cognitive disability are also counted in the 1,718 with difficulty living independently or caring for themselves. No information is available that delineates those with cognitive impairment who have no independent living difficulties. Disabled non-elderly adults with 2 or more disabilities number 1,501. Veterans comprise 366 of the 1,718 non-elderly disabled adults. Most of the non-elderly disabled did not work during the past 12 months (2,176), while 995 worked less than full time. Of the households with 1 or more persons with a disability (including elderly and children), 1,458 have

incomes below the poverty level and 1,167 receive food stamps or SNAP. Of the non-elderly disabled adults, 816 have no health insurance coverage and 1,567 have public health coverage.

- **Mentally disabled:** Of those with a cognitive difficulty, 932 are not in the labor force and 89 of the 440 in the labor force are unemployed. The severely mentally ill are, for the most part, unemployed or not in the labor force.
- **Persons with substance abuse issues or co-occurring disorders:** No detailed information is available regarding the income, employment or other characteristics of the mentally ill, of substance abusing population. Based on county rates reported by the Texas Department of Health, it can be estimated that 19.64 percent of City adults have a mental illness. Using data from the Texas Department of Health, we can estimate that at least 4,800 adults have a mental illness with 1,628 being severely mentally ill. The Texas Commission on Alcohol and Drug Abuse recorded 919 adult admissions and 127 youth admissions into substance abuse treatment facilities during 2009. National statistics estimate that for every one adult entering treatment, there are approximately 6 with some level of addiction that affects their ability to work and live independently. This translates to 5,514 adults and 762 youth. Based on national statistics, an additional 16% of substance abusers have co-occurring disorders.
- **HIV/AIDS:** The Texas Department of State Health Services states that Galveston has 701 persons living with HIV/AIDS. Males make up approximately 77% of diagnoses HIV/AIDS cases while the HIV/AIDS population is rather evenly distributed by race/ethnicity: 33.6% non-Hispanic white, 38.3% African American and 26.5% Hispanic. The HIV/AIDS population is aging as a result of better medications to control the disease. As a result, 76.8% are 35 years or older. However, in Texas, HIV/AIDS is the 5th leading cause of death among those 35-44 years of age.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

There are limited data regarding the housing needs of the special populations. The Comprehensive Housing Affordability Strategies (CHAS) data are available for elderly households at the City level using the 2005-2009 American Community Survey. Only county-level ACS data for 2005-2007 are available for the disabled population. The 2 tables below show the City's elderly households by income with and without 1 or more of the 4 housing problems and the County's disabled households by income with and without 1 or more of the 4 housing problems.

**Households with at least 1 Occupant 62 Years or Older**

Tenure	Housing Problems	Income as % of Median HH Income				
		<=30%	30.1-50%	50.1-80%	80.1-100%	>100%
Owner	At least 1 Problem	560	365	225	30	150
	No Problems	100	385	675	495	1,825
Renter	At least 1 Problem	740	200	90	-	10
	No Problems	70	190	140	165	430

**Households with at least 1 Occupant Disabled**

Tenure	Housing Problems	Income as % of Median HH Income				
		<=30%	30.1-50%	50.1-80%	80.1-100%	>100%
Owner	At least 1 Problem	925	715	385	355	N/A
	No Problems	190	495	1,010	3,010	N/A
Renter	At least 1 Problem	1,150	545	405	80	N/A
	No Problems	215	290	345	530	N/A

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Texas Department of State Health Services states that Galveston has 701 persons living with HIV/AIDS and is 16th in the state for the highest number of new diagnoses of HIV infection. Males make up approximately 77% of diagnoses HIV/AIDS cases while the HIV/AIDS population is rather evenly distributed by race/ethnicity: 33.6% non-Hispanic white, 38.3% African American and 26.5% Hispanic. The HIV/AIDS population is aging as a result of better medications to control the disease. As a result, 76.8% are 35 years or older. However, in Texas, HIV/AIDS is the 5th leading cause of death among those 35-44 years of age.

**Discussion:**

The elderly and disabled comprise the majority of the non-homeless special needs population requiring housing and supportive services. Galveston Housing Authority has 2 developments for the extremely low- and low-income elderly and disabled, however the need exceeds GHA's capacity. More accessible and affordable units are needed in Galveston and more supportive housing and assisted living units are needed. Many of the residents in GHA's 2 developments have stated that a high percentage of their neighbors need assisted living care.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Through input from City departments, stakeholder interviews, and surveys of residents, the City has determined that the greatest public facility needs are:

- Improved multi-service facilities
- New and improved neighborhood facilities
- Improved neighborhood parks
- Improved youth facilities
- Free or low-cost health clinics, particularly to replace the County's 4C's clinic that vacated the Island Community Center
- Neighborhood police substations and fire stations
- Additional child care facilities and head start locations
- Facilities for the homeless, including shelters and day centers
- Senior centers

There are a number of public facilities in the City that have been occupied and maintained by nonprofit organizations. Many of these facilities are in need of structural and mechanical renovations due to age or hurricane damage. Additionally, some of the social service agencies occupying the facilities have moved to other locations or moved off the Island, leaving space underutilized or empty and deteriorating. Much of the non-housing Disaster Recovery funding has been earmarked for infrastructure improvements and facility improvements have not begun.

### **How were these needs determined?**

The needs were determined through a review of existing quantitative and qualitative public data regarding the existence and condition of existing facilities and the national standards of adequate facilities by population size and geographic size. The results of post-Ike surveys of damage and reclamation were used to determine the level of rehabilitation still needed. The Round 2 Disaster Recovery requests drove much of the prioritizations. Additionally, needs were determined through public input -- surveys, public hearings, and City staff and stakeholder interviews/questionnaires -- and a review of the 2011 Comprehensive Plan and Parks Master Plan, along with discussions with team members who worked on the development of these two plans. Stakeholders included advocacy groups, public service agency representatives, committee members serving on various planning and improvement committees, and neighborhood HOA representatives.

### **Describe the jurisdiction's need for Public Improvements:**

Public infrastructure is a major concern and need on the Island. The City has determined the following high priority need:

- Better flood control and drainage
- Improved storm protection
- Improved water and sanitary sewer lines
- New and improved sidewalks
- Improved streets, particularly through residential neighborhoods
- Improved street and sidewalk lighting

Additionally, increased code enforcement and neighborhood cleanups are a priority to help attract and retain residents and employers.

### **How were these needs determined?**

The needs were determined through a review of existing quantitative and qualitative public data regarding the existence and condition of existing facilities and the national standards of adequate facilities by population size and geographic size. The results of post-ike surveys of damage and reclamation were used to determine the level of rehabilitation still needed. The Round 2 Disaster Recovery requests drove much of the prioritizations. Additionally, needs were determined through public input -- surveys, public hearings, and City staff and stakeholder interviews/questionnaires -- and a review of the 2011 Comprehensive Plan and Parks Master Plan, along with discussions with team members who worked on the development of these two plans. Stakeholders included advocacy groups, public service agency representatives, committee members serving on various planning and improvement committees, and neighborhood HOA representatives.

### **Describe the jurisdiction's need for Public Services:**

Public service needs center primarily around economic development and include:

- Education and job training opportunities for skilled and unskilled laborers
- Creating incentives to retain and attract employers on the Island
- Improved transportation both throughout the Island and to/from the Mainland
- Affordable child care and after-school youth programs to free parents to secure employment or education

Another high priority is the provision and expansion of services to assist the disadvantaged:

- Expanded senior services, including Meals on Wheels and adult day care programs
- Increased mental health and substance abuse treatment services
- Emergency prescription, utility and housing assistance
- Expanded transportation services
- Enhanced public safety services, including police and fire protection, in low-income and high-crime areas

### **How were these needs determined?**

As with the other community development needs, these needs were determined through public input -- surveys, public hearings, and City staff and stakeholder interviews/questionnaires -- as well as review of the 2011 Comprehensive Plan and Parks Master Plan, along with discussions with team members who worked on the development of these two plans. Stakeholders included advocacy groups, public service agency representatives, committee members serving on various planning and improvement committees, and neighborhood HOA representatives.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Galveston's housing pre-Ike was relatively old with a high percentage having some structural problems. Hurricane Ike destroyed many of the older, less expensive homes and apartments and severely damaged many others. While base housing costs in Galveston have dropped dramatically since Hurricane Ike and the economic recession of 2008, total costs for purchasing and maintaining a home tend to be slightly higher than state average for comparable units. In addition, according to the 2009-2011 ACS, the median income in Galveston is \$10,000 lower than that of Texas as a whole. Therefore, sound housing is less available to the low- to moderate-incomes in Galveston.

According to the 2009-2011 American Community Survey, there is an extremely high vacancy rate in Galveston. Unlike the state with a 12.3% vacancy rate, Galveston has a 39.7% vacancy rate, primarily in the rental units. In addition to the 8,656 units that are available for rent, sale or for seasonal/recreational/occasional use, there are 5,150 vacant units not on the market. Most of these have some level of damage remaining from Hurricane Ike and many have been abandoned as a result.

Galveston also has a much older housing stock than the overall state. Texas has only 17.2% of its housing built prior to 1960, while 37.2% of Galveston housing was built before 1960. Repairs and general maintenance are higher for the older homes and the rentals units were built before the Americans with Disabilities Act and other related legislation, making retrofitting for the disabled difficult if not impossible. Additionally, they were built before an emphasis on flood prevention and most of the apartments and many of the single family homes were not elevated above the flood level. Due to the seasonal nature of much of the housing, most of the units (60.1%) are 0-, 1- or 2-bedroom, as opposed to 38.1% for the state, making them unavailable to large families.

As a result of the hurricane damage, age of the housing, small unit size, despite the appearance that there is sufficient housing in Galveston, much of the available stock is not desirable or habitable.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to the 2009-2011 American Community Survey (ACS) Galveston has a total of 34,777 housing units, down from the estimate of 35,070 in the 2005-2009 ACS (see below). The 2009-2011 ACS reflects all post-Ike samples and accounts for those units destroyed in the hurricane of 2008. The 2009-2011 ACS indicates that 39.7% of the housing units are vacant, many due to unrepaired damage from Hurricane Ike. Remaining are 20,971 occupied housing units, with 50.6% being renter occupied and 49.4% being owner occupied. The vast majority of the vacant units are rental units, with 20.6% of rental units being vacant, as opposed to 6.3% of owner units being vacant.

Of the 34,777 units, 2,818 have some level of rental subsidy, including public housing units, Section 8 Housing Choice Vouchers, Conversion HCVs from Disaster Housing Assistance Program, and other state-funded subsidies for private landlords. Additionally, there are 74 units of affordable owner-occupied houses developed and sold by Galveston Housing Authority or its subsidiary, GRACE. These owner occupied units have been sold to low- to moderate-income households with a \$60,000 7-year forgivable mortgage against the \$120,000-\$155,000 value of the new home.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,822	57%
1-unit, attached structure	740	2%
2-4 units	3,942	11%
5-19 units	6,157	18%
20 or more units	4,213	12%
Mobile Home, boat, RV, van, etc	196	1%
<b>Total</b>	<b>35,070</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	62	1%	626	5%
1 bedroom	701	6%	4,688	35%
2 bedrooms	3,832	33%	5,997	45%
3 or more bedrooms	6,860	60%	2,031	15%
<b>Total</b>	<b>11,455</b>	<b>100%</b>	<b>13,342</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

**Rental Units:** Galveston Housing Authority has 1,542 Section 8 Housing Choice Vouchers, 688 Conversion Vouchers from the Disaster Housing Assistance Program - Ike (DHAP-IKE) and 356 Public Housing units in 2 Elderly/Disabled complexes with 25 Public Housing units which are scattered site 4 or fewer units per structure. Hurricane Ike destroyed 569 family units, which will be replaced with 529 units in a combination of 2 mixed-income apartment complexes and several low-density (1-4 units) scattered site structures. The 529 units will serve primarily families and all will be very/extremely low-income to low-income.

There are 3 Low-Income Housing Tax Credit (LIHTC) properties in the City of Galveston -- Sandpiper Cove, Champion Homes at Bay Walk and Champion Homes at Marina Landing. A number of apartment complexes have set-aside units for below-market housing. These are complexes that have received funding through the Texas Department of Housing and Community Affairs (TDHCA) and are required to maintain certain numbers of set-aside units. Reef Condominiums has 4 one-bedroom, 8 two-bedroom and 1 three-bedroom units set aside as rent-restricted below-market rents according to the TDHCA subsidized housing database. Additionally, Carelton Courtyard indicates that they provide rental discounts to UTMB students and senior citizens.

**Owner Units:** Galveston Housing Authority has developed 2 subdivisions of affordable 3-bedroom/2-bath homes for with 7-year forgivable mortgages of \$60,000. Cornerstone has 40 units and was sold out several years ago and The Oaks has 34 units with 32 sold and 2 completed and on the market.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

At this time, it is not expected that additional units will be lost from the affordable housing inventory, however, the City is continuing to address the needs resulting in the loss of public housing units due to Hurricane Ike. Also, the Disaster Housing Assistance Program (DHAP) for Hurricane Ike ended in January of 2012. There were 700 households on the DHAP rolls who were unable to independently afford sound housing and those DHAP vouchers were converted to temporary HCVs. The 700 temporary HCVs will continue for each of the families initially assisted, but at any time that a household leaves the program, the voucher ends and is not available for a household on the HCV waiting list.

As the owner-occupied homes of the low- to moderate-income receive disaster recovery rehabilitation or reconstruction and as rehabilitation is completed on more of the rental units, it is anticipated that some of the units lost from the inventory in 2008 will be back on line by the end of 2014.

**Does the availability of housing units meet the needs of the population?**

The number of available housing units does not meet the needs of the population at this time. The need for the replacement of 529 of the 569 public housing units has put a strain on the ability to meet the

housing needs of the very low (extremely low) income residents. Many of those 700 families receiving special temporary HCVs replacing Disaster Housing Assistance Program vouchers and those receiving temporary vouchers in place of public housing are currently housed off the Island and scattered throughout Texas due to a lack of available housing in Galveston. The HCV households who wish to return to the Island will put a greater strain on the available housing inventory.

Additionally, based on the 2007-2011 ACS, very/extremely low-income households (with incomes <= 30% of AMI) number 1,259 more than the available units that are affordable without a subsidy. Though there are 2,467 more units affordable to low-income households than are occupied by low-income, there are 2,061 low-income households with a housing cost burden. The table below shows the housing affordability mismatch for renters. The table below is a modified affordability mismatch table utilizing available ACS data:

Income Ranges	Number of Households	Number of Total units affordable	Gap (Households - Available Units)	Number of Households w/ Cost Burden	Number of Households renting below affordability
<= 30% Median	3,654	2,395	-1,259	3,470	184
>30% & <=50% Median	2,522	4,989	2,467	2,061	461
>50% & <=80% Median	992	1,468	476	632	360
Total Rental	7,168	8,852	1,684	6,163	1,005

**Describe the need for specific types of housing:**

The replacement public housing units is the greatest need. These will be constructed in a combination of 2 mixed-income developments on the property of 2 of the public housing sites, and scattered site single family to 4-plex dwellings in residential neighborhoods. It is anticipated that the new units will be available by 2015 or 2016. Until that time, there is a need of family units to house the displaced public housing residents in Galveston.

Additionally, there is a need for new middle-income rental units to alleviate the housing affordability mismatch (see table above). Individuals and couples who are middle-income apartment dwellers are living in multi-family housing that would otherwise be affordable and available to the moderate income. The National Low Income Housing Coalition's 2012 "Out of Reach" database indicates that the metropolitan area's Fair Market Rents (FMRs) for a 2-bedroom unit exceeds the rent affordable to a household at the median income. The percent of median income needed to afford a 2-bedroom is 109%.

The table below shows the maximum affordable monthly cost by income range along with the region's fair market rents and the average rents found in February 2013 through apartment guides, board of

realtors and on-line classifieds including Craig's list. The average rents for 3- and 4-bedroom units are higher than the fair market rents for the area and considerably higher than moderate incomes (80% of area median income).

### Discussion

While housing in Galveston is more affordable than in the region as a whole, and there are significant subsidized units, there is a need for more housing for the very/extremely low-income and low-income households, particularly renters. The loss of 569 public housing units and the temporary nature of the 688 conversion HCVs has placed a strain on the affordability of rental housing in Galveston. The table referenced in the section above and provided below shows that while the average rents for efficiencies, 1- and 2-bedroom units are lower than the affordable housing costs, the greatest need is in 3-bedroom units to accommodate families.

Affordable Housing Costs 2012 Incomes		Rents		
HH Income as % of Area Median	Maximum Housing Unit Size Affordable Monthly Housing Cost	2012 Fair Market Rent	Average Rents (2/2013)	Range of Rents (2/2013)
30%	\$502 0-bedroom	\$694	\$441	\$199-\$577
50%	\$839 1-bedroom	\$772	\$699	\$490-\$1,100
80%	\$1,338 2-bedroom	\$937	\$1,042	\$631-\$1,999
100%	\$1,673 3-bedroom	\$1,249	\$1,547	\$890-\$2,200
	4-bedroom	\$1,570	\$1,994	\$990-\$3,750

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

According to the 2009-2011 American Community Survey, mortgaged owner-occupied housing in Galveston averages near the cost of housing statewide. Galveston's median monthly owner costs are \$1,411 as opposed to the state's at 1,432. However, Galveston's median housing costs for those owner-occupied units without a mortgage is nearly \$100 per month more than the state's median -- \$542 for Galveston and \$447 for Texas as a whole. Galveston rents are slightly lower than the State's as a whole, with Galveston's median rental housing costs being \$791 as opposed to that for Texas being \$823. Though overall housing costs are not out of line with Texas costs, Galveston's median income is \$10,000 less than the State's.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	71,900	116,100	61%
Median Contract Rent	452	594	31%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,942	37.0%
\$500-999	7,617	57.1%
\$1,000-1,499	587	4.4%
\$1,500-1,999	111	0.8%
\$2,000 or more	85	0.6%
<b>Total</b>	<b>13,342</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2005-2009 ACS Data

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,040	No Data
50% HAMFI	3,745	1,700
80% HAMFI	9,020	2,965
100% HAMFI	No Data	4,290
<b>Total</b>	<b>13,805</b>	<b>8,955</b>

Table 31 – Housing Affordability

Data Source: 2005-2009 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	636	765	945	1,290	1,595
High HOME Rent	688	767	931	1,082	1,188
Low HOME Rent	577	618	742	858	957

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

There is a shortage of available, sound housing at all income levels due to the destruction of Hurricane Ike. As of the 2009-2011 ACS, there has been a reduction of nearly 300 units since the 2005-2009 ACS data. Additionally, there is a 39.7% vacancy rate, in part due to the tourist nature and for seasonal use (4,876), but primarily due to damaged uninhabitable condition (5,150 units). Galveston Housing Authority lost 569 general-population units of public housing.

Of the existing sound housing units, there is a 1,259 unit shortage in rental housing that is affordable to the very/extremely low-income households. While there appears on the surface to be a surplus of housing for low- to moderate-income, that surplus is taken up by higher income renters. Currently, according to the 2009-2011 ACS, 6,163 low- to moderate-income renters have a housing cost burden.

Income Ranges	Number of Households	Number of Total units affordable	Gap (Households & Available Units)	Number of Households w/ Cost Burden	Number of Households renting below affordability
<= 30% Median	3,654	2,395	-1,259	3,470	184
>30% & <=50% Median	2,522	4,989	2,467	2,061	461
>50% & <=80% Median	992	1,468	476	632	360
Total Rental	7,168	8,852	1,684	6,163	1,005

## How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability has been declining over the past 5 years as incomes rose slowly then declined and rents have increased steadily, with a sharper increase during income's decline. The table below shows the change in median income and median annual housing costs from the 3-year ACS averages. From the

2006-2008 ACS to the 2009-2011 ACS, the median housing's percent of income rose from 24.6% to 27.8% (a 13% increase).

ACS 3-Year Range	Median Annual Income	Median Annual Housing Costs	Housing as % of Income
2006-2008	\$ 36,525	\$ 8,988	24.6%
2007-2009	\$ 36,826	\$ 9,060	24.6%
2008-2010	\$ 37,197	\$ 9,540	25.6%
2009-2011	\$ 35,965	\$ 9,996	27.8%

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The high HOME rents corresponded with the Fair Market Rents for the area, and are in line with the median rent of \$878 according to the 2009-2011 ACS. However, when looking at the rents by the number of bedrooms, the average (mean) rents for 2-, 3- and 4-bedroom units exceeds the high HOME and Fair Market Rents. No data on median gross rent by the number of bedrooms is available in the American Community Survey, therefore average (mean) rents based on rentals advertized in apartment guides, on-line classifieds such as Craig's list, and the association of realtors have been used. The table below details the mean rents compared with HOME rents and FMRs for 2012.

Affordable Housing Costs 2012 Incomes			Rents		
HH Income as % of Area Median	Maximum Affordable Monthly Housing Cost	Housing Unit Size	2012 Fair Market Rent	Average Rents (2/2013)	Range of Rents (2/2013)
30%	\$502	0-bedroom	\$694	\$441	\$199-\$577
50%	\$839	1-bedroom	\$772	\$699	\$490-\$1,100
80%	\$1,338	2-bedroom	\$937	\$1,042	\$631-\$1,999
100%	\$1,673	3-bedroom	\$1,249	\$1,547	\$890-\$2,200
		4-bedroom	\$1,570	\$1,994	\$990-\$3,750

The difference between FMRs and actual average rents for 2- to 4-bedroom units will be a strong basis for both producing new affordable housing for larger families as well as encouraging the renovation or reconstruction of lost units. Those on the waiting list for public housing and Section 8 are predominately families and 84% need units with 2 or more bedrooms. This need further impacts both the City's strategy and GHA's strategy to produce additional affordable units for families requiring 2 or more bedrooms.

## **Discussion**

Median housing costs are near the ceiling of affordability for all income ranges and the low- to moderate-income can only afford efficiencies or 1-bedroom units, though based on GHA's waiting lists, the vast majority are in need of at least 2-bedrooms. In addition to reconstructing destroyed units, the City places a high priority on the development of new affordable housing as well as encouraging educational and job training programs that will increase incomes to afford sound housing. One concern that the City is addressing is the increase in property values, thus property taxes, as housing is renovated or reconstructed as a result of damage due to Hurricane Ike. Additionally, the increase in insurance costs has placed many homeowners out of the affordability range and into a housing cost burden. The elderly, particularly, who have received housing assistance are struggling to pay for the much higher cost of insurance, including windstorm and flood insurance. The City is working to provide relief where it can for these low- to moderate-income homeowners.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

In general, based on the ACS 2005-2009 data, housing in Galveston is older and much of it would be in need of rehabilitation at some level prior to Hurricane Ike. Approximately 1/3 of housing (38.7% of owner and 27.7% of renter) was built before 1950. Three-fourths of the sample surveys were conducted prior to Hurricane Ike, giving a misleading representation of the condition of housing in Galveston. A survey of residential structures in the wake of Ike yielded 7,195 units as unsafe, uninhabitable or totally destroyed. An additional 11,140 suffered moderate to substantial damage, with an additional 2,020 having a historic exemption from the disaster rehabilitation/reconstruction program. Hurricane Ike damaged 82.1% of the housing stock in Galveston, counting the historic properties, with 60% having damage of at least 30% of the structure. Most of the adequately insured properties have been rehabilitated, but those without adequate insurance have remained in various levels of rehabilitation or disrepair. The Disaster Recovery program is striving to rehabilitate or reconstruct housing of qualified low- to moderate-income applicants. According to URS, the firm managing the Disaster Housing Recovery program, 620 applicants in Round 1 were approved by the State of Texas and 520 of those homes have been completed. Applications are currently being accepted for Round 2. Round 1 will be completed by September 2013, and Round 2 should be completed by the end of 2014.

### **Definitions**

The following definitions are used for the City's CDBG and HOME Housing Program.

**Substandard Condition** - The City of Galveston's definition of substandard condition is a housing unit which does not meet Section 8 Housing Quality Standards (HQS) and/or local building codes where applicable.

**Substandard Condition and Not Suitable for Rehabilitation** - By local definition, dwelling units that are in such poor condition as to be neither structurally or financially feasible for rehabilitation.

- **City of Galveston Definition** - Housing units not suitable for rehabilitation are those units which do not meet Section 8 Housing Quality Standards and which can not be brought into compliance with Section 8 HQS at a cost which is less than the value of the property (both improvements and land) on the most current City of Galveston certified tax roll.

**Substandard Condition and Suitable for Rehabilitation** - By local definition, dwelling units that do not meet standard conditions, but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems or maintenance work. The jurisdiction must define the term (i.e., standard condition, financially and structurally feasible for rehabilitation).

- City of Galveston Definition - Housing units suitable for rehabilitation are those units which do not meet Section 8 Housing Quality Standards and which can be brought into compliance with Section 8 HQS at a cost which is considered to be reasonable by the City's Housing Rehabilitation staff, within the maximum limits of program funds.

The Disaster Program uses the following definitions for housing conditions:

- Minor or moderate repairs/maintenance = STANDARD
- <= 15% of structural value, suitable for moderate to major rehabilitation = FAIR
- 16-30% of structural value = SUBSTANDARD, SUITABLE FOR REHABILITATION
- 31-50% of structural value = SUBSTANDARD, SUITABLE FOR MAJOR REHABILITATION OR RECONSTRUCTION
- > 50% of structural value = SUBSTANDARD, SUITABLE FOR RECONSTRUCTION
- Unsafe/uninhabitable = UNINHABITABLE, SUITABLE ONLY FOR CLEARANCE AND POSSIBLE RECONSTRUCTION

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,305	29%	6,185	46%
With two selected Conditions	130	1%	465	3%
With three selected Conditions	12	0%	43	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,008	70%	6,649	50%
<b>Total</b>	<b>11,455</b>	<b>100%</b>	<b>13,342</b>	<b>99%</b>

Table 33 - Condition of Units

Data Source: 2005-2009 ACS Data

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	405	4%	408	3%
1980-1999	1,934	17%	3,238	24%
1950-1979	4,679	41%	6,003	45%
Before 1950	4,437	39%	3,693	28%
<b>Total</b>	<b>11,455</b>	<b>101%</b>	<b>13,342</b>	<b>100%</b>

Table 34 - Year Unit Built

Data Source: 2005-2009 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,116	80%	9,696	73%
Housing Units build before 1980 with children present	2,349	21%	800	6%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	8,117	5,689	13,806
Abandoned Vacant Units	3,330	1,820	5,150
REO Properties	92	0	92
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Alternate Data Source Name:

2009-2011 ACS data

Data Source Comments:

The 3 data sources were combined to provide estimated number of abandoned vacant units that are suitable or not suitable for rehabilitation. ACS used for total vacant units -- "Other" was used for abandoned count. Survey of Level of damage used to estimate not suitable for rehabilitation. Realtytrac used for REO properties.

### Need for Owner and Rental Rehabilitation

Based on the March 2013 draft report by URS Corp., the contractors for managing the housing disaster recovery program, estimated that within low-income target areas, there are 155 units that were destroyed and are currently in need of reconstruction; 192 with major damage and are in need of reconstruction; 253 with minor damage and 514 that were affected by the storm and are in need of rehabilitation. These units, totaling 347 for reconstruction and 767 for rehabilitation include owner-occupied and renter occupied are likely uninsured or underinsured. Therefore, it can be assumed that all of these units will need reconstruction or rehabilitation and will need subsidies to complete the work. Additionally, there are approximately 1,473 (1,820-347) that need reconstruction and have been abandoned by their owners, though the owners are most likely above the income limits for assistance. The remaining 7,603 (8117-514) abandoned units assumed not income-eligible are most likely in need of some level of repair.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Using the Census Bureau's Public Use Microsample Survey data (PUMS) for Galveston to cross-tabulate year unit built by household income, it can be estimated that 14,730 of the households in housing built prior to 1980 are low- to moderate-income. Of these, it is estimated that 2,465 of the low- to moderate-

income households living in housing built before 1980 have children under the age of 6, the age at which lead-based paint poses the greatest hazard.

## **Discussion**

There is an extreme need for housing rehabilitation, reconstruction and new construction for all income groups, especially the low- to moderate-income, due to the age of the housing stock, the destruction caused by Hurricane Ike in 2008, and the high percentage of households that are low- to moderate-income. Low- to moderate-income owners have the heaviest burden as they are often uninsured or underinsured making them unable to renovate after a natural disaster or other damage such as that due to incidental flooding, faulty plumbing, faulty electrical wiring, and deteriorated roofs or siding.

The Disaster Recovery (CDBG-DR) funded by HUD and provided through the Texas General Land Office (GLO) will be able to rehabilitate or reconstruct those homes owned and occupied by low- to moderate-income residents provided the owners (1) apply for the funds; (2) have no or insufficient insurance; (3) have not received any recovery assistance constituting a duplication of benefits; and (4) can produce adequate documentation concerning damage as a direct result of Hurricane Ike. Those homeowners who do not meet these requirements or those with damage due to deferred maintenance or other causes have no less need, but significantly fewer avenues for remedy.

It is estimated that the overall damage from Hurricane Ike to homes owned by low- to moderate-income was \$339,598,000, with \$80,000,910 available through CDBG-DR for rehabilitation and reconstruction. In addition, 569 general population public housing units were lost and must be replaced. A significant percent of other privately owned housing is in need of some level of repair due to age, weathering and deferred maintenance.

The City of Galveston places a high priority on housing rehabilitation and demolition/reconstruction.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Galveston Housing Authority (GHA) serves residents of the City of Galveston. Prior to Hurricane Ike in September 2008, GHA's public housing inventory consisted of 569 family units within 5 high-density developments dating from the 1940s and 451 units in 2 newer mid-rise developments for the elderly and disabled. Hurricane Ike destroyed the 5 older developments containing 569 family units. After much discussion and community conflict, GHA has developed a plan to replace 529 of the 569 units in a method that will help deconcentrate poverty and minority populations, moving residents into mixed income and ethnically diverse neighborhoods and into greater opportunity for moving to self-sufficiency.

Additionally, GHA currently has 1,542 Section 8 Housing Choice Vouchers (HCVs), and is administering 688 Disaster Housing Assistance Program-Ike (DHAP-IKE) Conversion Vouchers. These 688 Conversion Vouchers are temporary and assigned to the initial household receiving them. At any time that the DHAP household is no longer eligible for the HCV, the voucher is pulled and is not available for a new household.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			451	1,577			243	0	0
# of accessible units									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Galveston Housing Authority lost 569 public housing units in Hurricane Ike. The 451 remaining units are in 2 complexes that were designated for the elderly and disabled. After Ike, HUD required GHA to remove the designation and to allow families into the available units. However, due to the nature of the developments, most units are only 1 or 2 bedroom, making it difficult to house large families. GHA is striving to have replacement units by 2015 for 529 of those destroyed, at which time GHA will seek to reinstate the elderly/disabled designation on Holland House and Gulf Breeze. However, GHA may seek reinstatement during late 2013 or early 2014. The 2 developments are not in need of major renovation and are being maintained.

The GHA Board approved a redevelopment plan that would replace 144 public housing units in mixed income developments located at the sites of Magnolia Homes and Cedar Terrace. In addition, the Texas General Land Office would be responsible for constructing 385 public housing units as scattered sites -- 1 to 4 units per building.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Holland House	97b
Gulf Breeze	97b

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The greatest need is for the replacement of most of the 569 public housing units destroyed in Hurricane Ike. The current plan is to replace 529 of those units with 144 being part of 2 mixed income apartment developments located on the sites of Magnolia Homes and Cedar Terrace; and 385 scattered site units in buildings of 1 to 4 units positioned throughout the city. It is anticipated that the scattered site units will be completed in PY 2015.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

GHA's strategy for improving the living environment of low- to moderate-income public housing families is to provide new units that reduces the concentration of low-income and public housing residents. By developing 2 mixed income apartment complexes and 385 scattered site single family to 4-plex units, GHA will be improving housing choice and moving residents into areas of opportunity. Additionally, the new units will be state of the art. The deconcentration of poverty and minority populations is a primary goal of GHA's new redevelopment plans and it will greatly enhance the living environment of public housing residents. As private developments are rebuilt or renovated, many of the public housing residents who were displaced after Hurricane Ike may opt to become Section 8 HCV residents.

As part of GHA's Section 3 strategy, the housing authority is employing public housing residents for various maintenance and grounds-keeping jobs and has a waiting list of public housing and HCV residents who will be employed during the reconstruction process. Employment of these residents will greatly enhance their financial situations, thus improving their overall quality of life and allowing them to move out of poverty and out of public housing into self-sufficiency.

### Discussion:

GHA has faced major challenges in the past 5 years as a result of Hurricane Ike's major destruction of public and private housing on Galveston Island. Though the destruction of 569 public housing units created major challenges for GHA and the community, the results will be of great benefit to those displaced residents and new applicants eligible for public housing. The destruction afforded GHA the opportunity to replace large, out-dated, deteriorating projects with a combination of smaller mixed-income developments and single-family through 4-plex units scattered throughout the city in areas of considerably less poverty and minority concentration. Additionally, the new construction will afford

many public housing and HCV residents the opportunity for gainful employment and training in the various construction trades.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Prior to 2008, there was a shortage of shelter, transitional housing and permanent supportive housing beds for the homeless in Galveston. After Hurricane Ike, the number of homeless individuals and families increased while the bed count decreased slightly. As a result, there is a shortage of shelter and housing for the literally homeless. Additionally, there is a shortage of services to assist the homeless. While Galveston has a sizable homeless population (approximately 837), as well as other at-risk and low-income residents in need of similar services, the economies of scale and ability to consolidate services in a concise area limits agencies in establishing an adequate array of mainstream services. Such services are only cost efficient in large metropolitan areas such as Houston. As a result, though there are rather extensive services in Galveston, there is a need for additional mainstream services that are provided only on the Mainland, to assist those unable to access assistance off of the Island.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	107	0	58	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	145	0	61	41	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Data provided by Gulf Coast Homeless Coalition for 2011 and the HUDHRE reports. \* most of the overflow and vouchers are not designated for either families only or adults only.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The following agencies provide a cadre of services to the low-income, including homeless individuals and families:

- Case management -- Gulf Coast Center; AIDS Coalition of Coastal Texas; WOMAN, Inc.; Resource & Crisis Center; Project for the Education of Homeless Children: Children's Center; Galveston County Community Action Council; Catholic Charities
- Life skills, education & employment assistance -- Gulf Coast Center; Project for the Education of Homeless Children; Children's Center; CHRISTUS New Horizons Center; Texas Work Source
- Medical and mental health -- Gulf Coast Center; University of Texas Medical Branch; AIDS Coalition of Coastal Texas; Galveston County Health District
- Child care -- St. Vincent's House
- Substance abuse treatment -- Gulf Coast Center Recovery Program; CHRISTUS New Horizons Center; Women's Center Alcohol and Drug Abuse (ADA) Program
- Transportation -- Galveston County Social Services; CONNECT Transit; Baptist Ministers Association Outreach Ministries; Island Transit; St. Vincent's House
- Food, clothing, utilities, rent -- Our Daily Bread; St. Vincent's House; Gleanings of the Harvest; National Alliance for the Mentally Ill (NAMI) -- Gulf Coast; Gulf Coast Center's PATH program

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

In addition to the mainstream services, the following are specifically aimed at homeless persons or special populations that are homeless or at risk of homelessness:

- AIDS Coalition of Coastal Texas
- Salvation Army
- WOMAN, Inc.
- CHRISTUS New Horizons
- Gulf Coast Center
- Gulf Coast Center PATH program

The Jesse Tree, a referral program, outreaches to all homeless and at risk persons, including all special populations.

**Veterans:** St. Vincent's House conducts outreach to veterans through street canvassing and the use of advertising. Baptist Ministers Association Outreach Ministries outreaches to veterans through events and offering food, then connects the veterans to housing and services through referrals and transportation.

**Mentally Ill/Mentally Disabled:** The Gulf Coast Center is the primary provider of services targeting the mentally ill/mentally disabled, comprising a majority of the chronically homeless population. They provide case management, transitional and permanent housing, job training, medical care, medication management, and other supportive services to the mentally ill/mentally disabled homeless and at-risk population.

**Unaccompanied Youth:** Galveston County Health provides outreach to all homeless individuals, including unaccompanied youth. Galveston Project for the Education of Homeless Children conducts street canvassing to reach unaccompanied youth, followed by case management, housing placement and education services. St. Vincent's House conducts street canvassing and referrals for unaccompanied youth and works with CPS to identify those aging out of foster care or to assist in placing youth in foster care.

**Victims of Domestic Violence:** St. Vincent's House provides outreach to the victims of domestic violence and connects them with housing programs and shelters. Salvation Army provides outreach and services to DV victims. WOMAN, Inc. serves and houses female homeless populations with an emphasis on those who are victims of domestic violence.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Based on the CHAS data for elderly and disabled with a housing cost burden and the number in the 2009-2011 ACS of frail elderly and disabled with independent living disabilities, but living independently, there is a shortage of housing and supportive housing for the special needs populations. A search of facilities on-line and through available Senior Care booklets for Galveston County, currently indicate that there are only 7 nursing home/assisted living facilities in Galveston. Residents and interested parties are asked by the various publications and on-line lists to rate the quality of housing and services. Of those rated by the public, all but one has an average rating of 1 or 2 out of 5. There are several in-home care agencies, but many do not indicate that they are licensed. Most in-home care programs do not take Medicare or Medicaid. All but 1 of the residential facilities do accept Medicare and/or Medicaid.

Gulf Coast Center is the primary provider of supportive housing for the mentally ill, mentally disabled and chronic substance abusers who were formerly homeless. However, there are no private facilities serving these special needs populations in Galveston and most in need of supportive residential care must go to the Mainland or surrounding areas. There are residential treatment centers in Galveston for those with substance use disorders or in mental health crisis, but they are short-term and for treatment only, not providing permanent supportive housing for those with chronic conditions.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Many of the special needs persons are unable to safely live independently, regardless of the level of resources to afford housing. The 1,891 of the 2,048 frail elderly are not living in group quarters but have difficulty living independently. There are 1,718, including 366 veterans, non-elderly adults with physical disabilities that create difficulties in living independently but who are not in group quarters. It is estimated that approximately 1,475 of the mentally disabled or severely mentally ill have difficulties in living independently but are not in group quarters. The remaining public housing developments -- Holland House and Gulf Breeze -- provide 356 housing units, however it is estimated that many of the residents (approximately 40%) need to be in assisted living or nursing homes as they need more care than can be provided through public housing.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The University of Texas Medical Branch (UTMB), Jesse Tree and the Gulf Coast Center provide outreach and assistance to connect discharging patients with appropriate supportive housing. However, there is a shortage of housing and many must go back to independent living or move in with relatives.

Gulf Coast Center provides the majority of the transitional and permanent supportive housing for Galveston and it provides the link between mental health admissions/discharges and supportive housing. When no beds are available, Gulf Coast Center seeks temporary housing elsewhere until permanent supportive housing is available.

Social workers at UTMB screen patients to identify those who are homeless and in need of supportive housing, however due to the discharge policies and the limited availability of housing, homeless patients are often released without appropriate housing. UTMB social workers do secure permission from the patients to refer them to Salvation Army to secure temporary housing. For those patients who require medical aftercare, UTMB contracts with a local motel or Salvation Army during the treatment period.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

At this time, the City of Galveston will provide no direct funding or assistance to agencies housing and providing services to the non-homeless special needs populations. During these Ike Recovery years, the City is focusing its HUD resources on physical improvements -- housing, infrastructure, facilities -- and is deferring assistance for public services and supportive housing programs.

Gulf Coast Center continues to receive funding to provide permanent supportive housing for those with mental illness and mental disabilities, however the program is for those who were formerly homeless.

Various social service nonprofits will continue to serve the special needs population through private funding. Meals on Wheels will continue to provide hot home-delivered meals through Area Agency on Aging and FEMA funding.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

At this time, the City of Galveston has not provided direct funding or assistance to agencies housing and providing services to the non-homeless special needs populations. During these Ike Recovery years, the City is focusing its HUD resources on physical improvements -- housing, infrastructure, facilities -- and has deferred assistance for public services and supportive housing programs.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The primary public policy, that has been exacerbated by the threat of lawsuits and pressure from residents and outside interests, has been the delay in the reconstruction of 529 of the destroyed 569 units of public housing and in the timely completion of the Disaster Recovery repair/reconstruction of the low- to moderate-income owner occupied units damaged or destroyed by Hurricane Ike.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Galveston's community development assets were in need of significant expansion and enhancement prior to 2008. The City and business community were actively working toward a revitalized community through revitalizing the downtown/Strand area, the beaches, and entertainment areas, while attracting non-tourism industries. Most of the efforts were stalled by Hurricane Ike which hit in September 2008, devastating much of the physical, social and economic environment of the Island. Not only were public and private properties and infrastructure seriously damaged, but many public services, nonprofits and businesses relocated off the Island and the population was forced to relocate to secure undamaged housing and accessible employment. As a result, disaster recovery has become the primary focus of government, private sector, nonprofits, and individuals.

The city lost 10,000 people (17.5%) between 2000 and 2010. Those with skills and access to middle-income employment were able to relocate, leaving the lowest-income and unemployed on the Island to seek unskilled employment. New businesses, particularly in the entertainment and restaurant industries, have been developed and have created new tourist attractions and employment opportunities, though they are for unskilled, low-paying positions.

Efforts to attract new higher-end employment were stalled while disaster recovery efforts are completed, with the recovery efforts leading in certain areas to a much more attractive environment for industry than pre-Ike years.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	346	24	1	0	-1
Arts, Entertainment, Accommodations	4,493	4,307	17	30	13
Construction	1,756	662	7	5	-2
Education and Health Care Services	8,244	2,188	32	15	-17
Finance, Insurance, and Real Estate	1,967	1,669	8	12	4
Information	316	153	1	1	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	1,174	364	4	3	-1
Other Services	888	929	3	7	4
Professional, Scientific, Management Services	1,882	603	7	4	-3
Public Administration	1,272	1,304	5	9	4
Retail Trade	2,188	1,376	8	10	2
Transportation and Warehousing	1,174	459	4	3	-1
Wholesale Trade	429	222	2	2	0
Total	26,129	14,260	--	--	--

**Table 40 - Business Activity**

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	28,673
Civilian Employed Population 16 years and over	26,129
Unemployment Rate	8.87
Unemployment Rate for Ages 16-24	31.39
Unemployment Rate for Ages 25-65	4.99

**Table 41 - Labor Force**

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	8,856
Farming, fisheries and forestry occupations	96
Service	6,401
Sales and office	5,744
Construction, extraction, maintenance and repair	2,398
Production, transportation and material moving	2,634

**Table 42 – Occupations by Sector**

Data Source: 2005-2009 ACS Data

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,654	84%
30-59 Minutes	2,665	11%
60 or More Minutes	1,341	5%
<b>Total</b>	<b>24,660</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2005-2009 ACS Data

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,926	261	1,990
High school graduate (includes equivalency)	4,723	595	2,440
Some college or Associate's degree	6,570	445	1,973

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	6,218	226	2,191

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2005-2009 ACS Data

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	111	470	359	1,018	1,223
9th to 12th grade, no diploma	1,008	1,024	904	1,402	1,313
High school graduate, GED, or alternative	1,932	1,724	1,889	4,145	2,083
Some college, no degree	3,048	1,909	1,567	3,498	1,320
Associate's degree	349	521	382	1,144	208
Bachelor's degree	788	1,354	1,047	2,812	910
Graduate or professional degree	69	962	960	1,522	792

**Table 45 - Educational Attainment by Age**

Data Source: 2005-2009 ACS Data

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,057
High school graduate (includes equivalency)	23,357
Some college or Associate's degree	31,033
Bachelor's degree	41,944
Graduate or professional degree	46,820

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2005-2009 ACS Data

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors in Galveston are educational, health care, entertainment and accommodations. The educational/health care sectors come through public schools, Texas A&M University Branch and University of Texas Medical Branch. All provide educational employment and UTMB provides the major medical/health care employment. Tourism, restaurants, convention center, hotels and special event venues such as Moody Gardens and the new Pleasure Pier provide employment within the entertainment and accommodations sector.

**Describe the workforce and infrastructure needs of the business community:**

With 22.4% of the population in Galveston living below the poverty level, it is crucial that the city's employment base grow in areas that will provide higher incomes. Based on the 2009-2011 ACS, 48.4% of the workers in Galveston are employed in the entertainment and retail sector with the vast majority of employees earning minimum wage or slightly above and many are not working a full 40-hour week. Additionally, nearly half (48%) of the population is either without health insurance (22%) or receiving public health insurance (26%), not insurance as part of an employment package. In order to ensure a sound economic future for Galveston, the City must attract and retain businesses in the professional, managerial, technical, financial, manufacturing sectors with incomes at and above the regional median income.

The recent Comprehensive Plan indicates that the greatest economic development needs of Galveston are:

- diversification and expansion of the economy
- creation and retention of quality jobs
- promotion of fiscal health
- enhancement of the quality of life

To accomplish these goals, the city's business community's needs must be met and include:

- development of a work force to meet the needs of employers, particularly a middle-income work force
- expand middle-income housing to support a growing middle-income work force
- expand and enhance Information Technology research with the new strengths, new businesses and enhanced leadership
- public reinvestment and redevelopment of Galveston, particularly the infrastructure (improved water, sanitary sewer, storm drainage, street infrastructure) and public amenities (code enforcement, parks, clearance of abandoned properties and blighted areas) to enhance a competitive advantage and encourage private investment
- continue to improve the educational quality and opportunities in Galveston

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

In the wake of Hurricane Ike, extensive public investment has come to Galveston to rehabilitate or replace damaged infrastructure, utilities and facilities, which were aged, decaying and inadequate for growth prior to Ike. Though the storm crippled Galveston extensively, the reclamation efforts are providing infrastructure that is much improved over pre-Ike days. Galveston's primary industry is

tourism and the city is continuing an ongoing revitalization of downtown/The Strand, the beaches and the various entertainment areas. The new Pleasure Pier has brought additional employment opportunities and more tourists to the Island.

The Long Term Recovery Committee, established to unify the community's recovery efforts from Hurricane Ike, has been active in developing the plans of business retention/expansion/creation, green growth, natural resource protection/restoration, housing restoration, historic preservation, educational enhancements, and transportation and infrastructure improvements.

The shrinking federal funding may have a negative effect on business growth in Galveston. Island Transit, the public transit system, is losing its direct federal entitlement funding due to the city's decline in population from 57,000 to approximately 47,000 since Hurricane Ike. This funding reduction may lead to a reduction in public transit services, thus impacting workers' ability to secure and maintain employment. As Disaster Recovery funding ends, the city will be faced with the need to secure replacement funds to maintain restored infrastructure and properties and to restore aging infrastructure and properties not damaged by Ike or eligible for Disaster Recovery allocations.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Currently, the primary employers are in the entertainment/retail/tourism and education/health care industries. The current workforce has the skills and education to address the employment needs of the entertainment/retail/tourism sector, however the employment for the most part is not at a livable wage. Affordable sound housing is not readily available on the Island and transportation from Mainland housing to Island employment is limited to routes to and from Victory Lakes and League City. Much of the education and health care workforce live on the Mainland outside of the city. There are other transportation entities that assist in transporting employees to and from their jobs.

The educational opportunities of UTMB and Texas A&M result in a workforce that typically leaves the Island and secures employment elsewhere.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Houston-Galveston Area Council's Workforce Solutions provides comprehensive human resource services to its 13-county area, including Galveston County and Galveston Island. They maintain the largest job-matching database in Texas, however its nearest center is located in Texas City.

Galveston College, a 2-year Community College, provides a number of educational and training opportunities for its students. It is a part of "Achieving the Dream", a multi-year national initiative to improve student success in community colleges, particularly minority and low-income students. In

addition to academic courses, Galveston College provides workforce education in the areas of nursing/health, industrial and applied technology, commercial driving and other technical and vocational programs. In addition, the school provides adult basic literacy and specialized job readiness classes.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Galveston is part of Houston-Galveston Area Council's CEDS -- the Gulf Coast Economic Development District. Currently, the focus of H-GAC's CEDS, particularly in Galveston, has been focused on disaster recovery. In addition to disaster recovery, the H-GAC CEDS has identified middle income housing, port improvements, road improvements, water/sanitary sewer improvements and expanded public transit service as the key areas of concern for Galveston. Augmenting these concerns are child care, job training, and job search support. The current plan, developed prior to Hurricane Ike has refocused to disaster recovery at this time.

H-GAC has created a Local Development Corporation to provide SBA 504 loans at the lowest allowable service fees.

**Discussion**

At the beginning of the 21st Century, Galveston was facing a declining economy and aging housing stock and infrastructure. Being an island, available land was limited and lots for in-fill development were smaller than those available on the Mainland. In 2008, Hurricane Ike struck and caused extensive damage to the Island. Since that time virtually all public and private effort has been focused on restoration and reclamation of properties and infrastructure --physical, social and economic -- devastated by Ike. Though implementation of pre-Ike economic development plans were put on hold, much of the post-Ike restoration has had the effect of replacing damaged aging, deteriorating, over-capacity infrastructure with new enhanced and expanded improvements that would not be possible without the additional disaster recovery funds.

However, with the loss of population in the wake of Ike, and with the damage to public and commercial buildings, several public services, social services and commercial entities have left Galveston and have become inaccessible to much of the Island population.

The City, H-GAC, Galveston Chamber of Commerce and other economic development entities are striving to complete the recovery activities while simultaneously bringing Galveston's economy and

business climate to a level that did not exist prior to Hurricane Ike. This is a long-term and expensive proposition, however it is progressing.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

While housing problems are spread throughout the Island, the greatest level of problems, including cost burden and poverty, is in the areas north of Broadway. The core of Galveston, east of 61st Street, is the oldest and has the low- to moderate-income population. The target area map in the attachments and in earlier sections shows that most of the city east of 61st is classified as low- to moderate-income. In addition to the target area map, a map from the Draft Needs Assessment for Housing-based Disaster Recovery shows the concentrations of poverty in Galveston -- areas with greater than 35% poverty -- which are, for the most part north of Broadway.

In addition, the low-cost and public housing that was located north of Broadway was destroyed or seriously damaged in Hurricane Ike. The map in the attachments shows the areas of the greatest residential damage.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Both the low-income families and the minorities are located almost exclusively east of 61st street, with the highest concentrations of both along both sides of Broadway. The areas include Carver Park, Old Central, Central Business District (CBD) and the northern part of East End, with the northern areas of Lasker Park and Kempner Park neighborhoods also having high concentrations of low-income and minorities.

However, due to the flight of the higher-income, predominately non-minority populations off the Island after Hurricane Ike, the concentrations of minority populations now include most of Lasker Park and Kempner Park.

### **What are the characteristics of the market in these areas/neighborhoods?**

The damage caused by Hurricane Ike throughout the Island, particularly on the Bay side, north of Broadway, has resulted in an abundance of damaged, destroyed and abandoned properties. However, much restoration has been completed and properties, particularly south of Broadway are coming on the market for sale. Looking at the 2 zip codes east of 61st street extending from the Bay to the Gulf there are:

- 50 single family units for sale at \$100,000 or less
- 51 single family units for sale at \$101,000-\$150,000
- 42 single family units for sale at \$151,000-\$200,000
- 50 single family units (primarily historic) for sale at \$201,000-\$400,000
- 60 single family units (primarily historic) for sale at \$401,000 and up

- 54 townhomes/condo units (primarily waterfront vacation homes) for sale below \$400,000
- 57 townhomes/condo units (primarily new construction in the downtown/Strand area) for sale above \$400,000

**Are there any community assets in these areas/neighborhoods?**

Community assets are returning to the areas as the infrastructure and facilities are restored and code enforcement activities can focus on non-disaster issues. However, there is still a shortage of assets for the lowest-income residents, such as social services, health care, affordable shopping in the neighborhoods.

**Are there other strategic opportunities in any of these areas?**

As abandoned properties are cleared and foreclosed upon for unpaid property taxes or sold at auction, there are opportunities for new infill residential and commercial development. Also, the redevelopment of the public housing units, both in the 2 proposed mixed-income complexes and the scattered site units, will provide opportunities for the low-income public housing residents who are currently displaced, as well as bring supportive services and self-sufficiency activities back to the pre-lke level.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Galveston's overall CDBG and HOME objectives for the 2013-2017 program years are:

1. To provide and expand the supply of safe, decent, and affordable housing through the rehabilitation of existing residential property and the development of new residential property for low-moderate income persons;
2. To provide and expand homeownership opportunities for low-moderate income homebuyers;
3. To reduce the number of housing units containing lead based paint and other lead hazards;
4. To identify and eliminate barriers to affordable housing and impediments to fair housing;
5. Provide code enforcement and neighborhood revitalization activities to diminish blight, unsafe buildings and lots, and general neighborhood decay in low-moderate income areas;
6. Provide infrastructure enhancement to support neighborhood revitalization and new residential development in low-moderate income areas;
7. Promote the health and well-being of city residents through the provision of public and supportive services;
8. Promote viable neighborhoods through the installation and improvement of parks and public facilities;
9. To facilitate neighborhood, comprehensive, and individual project management, planning, and capacity building activities for low/moderate income areas;
10. Provide economic development opportunities for low-moderate income and for their employers; and
11. Assist in the coordination of resources in the community through expansion/enhancement of the homeless Continuum of Care Program.

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

**Geographic Area**

<b>1</b>	<b>Area Name:</b>	CDBG Target Area
	<b>Area Type:</b>	Low- to Moderate-Income Census Tracts
	<b>Other Target Area Description:</b>	Low- to Moderate-Income Census Tracts
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	<p>The Target Area includes the following whole Census Tracts:</p> <ul style="list-style-type: none"> <li>• 724000</li> <li>• 724100</li> <li>• 724200</li> <li>• 724300</li> <li>• 724400</li> <li>• 724500</li> <li>• 724600</li> <li>• 724700</li> <li>• 724800</li> <li>• 724900</li> <li>• 725000</li> <li>• 725100</li> <li>• 725200</li> <li>• 725400</li> <li>• 725600</li> <li>• 725800</li> <li>• 725900</li> </ul>

<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>The area is low- to moderate income, ranging from 52.22% low-mod to 90.28%. The housing stock is predominately more than 50 years old. Prior multi-family HOME activities have taken place in the Target Area and the vast majority of the homeowner activities have occurred in the Target Area. The former public housing developments that were destroyed in Hurricane Ike were located in the area and 2 new mixed-income developments, totaling 144 units will be reconstructed on the sites of 2 of the public housing developments. Galveston Housing Authority's 2 single family owner-occupied subdivisions are located in the area. Private subsidized housing and most HCVs are located in the area, though not in concentrations.</p> <p>Commercial activities include small retail establishments, with public facilities/services and financial institutions. University of Texas Medical Branch is located on the edge of the area. The area includes The Strand, which is a historic mixed-use area that has undergone significant revitalization, redevelopment and enhancements over the past decade and continues to prosper and improve. The revitalization of The Strand area has spread to surrounding areas, including Harborside and the residential historic district. Revitalization is needed along Broadway to improve the structural condition of many of the commercial properties and encourage economic growth along the major corridor of the city.</p>
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<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The primary method of selection was the inclusion of all eligible census tracts. Specific projects to be conducted within the area during the next 5 years were driven by consultation with stakeholders, City departments, H-GAC, and Galveston County as well as the results of citizen participation. The input received centered primarily around the restoration needs of the area as a result of the damage by Hurricane Ike. Much resident and stakeholder input and involvement has occurred since the 2008 hurricane and the resulting reports from the various recovery committees, advocacy groups, consultants, and city departments were the focus for specific activity priorities within the overall CDBG Target Area.</p> <p>Each year, input from residents and stakeholders will help drive the specific projects.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>The needs in the target area are significant. The area has the highest concentration of housing with housing problems, aging infrastructure, abandoned buildings, low-income population, special needs population, and general deterioration.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The greatest opportunity for improvement in this target area is the use of the disaster recovery funds for housing and non-housing activities to address the most urgent and serious needs in the area. The funds are able to make significant improvements to the entire area, with a focus on the area north of Broadway that was hardest hit by the storm. The new mixed-income developments that will include 144 new public housing units, the new 385 scattered site units of 1 to 4 units per location will add new housing stock, the renovations and reconstructions of damaged housing using CDBG-DR funds and private dollars, the rehabilitation and replacement of damaged infrastructure and public facilities, and the ability to identify and clear abandoned properties will all make physical, visual, social and economic improvements to the area.</p>

<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The level of need is the primary barrier to improvement. Despite the disaster recovery funds that have been made available, there are insufficient resources to transform the area, particularly north of Broadway outside of the historic district and The Strand, which has been able to secure financial support for revitalization.</p> <p>Issues surrounding the disaster recovery efforts have been the greatest barrier to improvement, though the available funds are the city's greatest asset and provide the greatest opportunity for improvement. The processes for qualifying projects for disaster recovery funding, qualifying the management and local procedures, and receiving the funds has greatly hampered the implementation of the recovery plans. Competing needs throughout the city is also a barrier to improvement in the area as a whole and in certain pockets within the overall area. Public conflict regarding the rebuilding of public housing has delayed the process of providing quality housing for the very low-income. Competing HOAs and resident groups have delayed the implementation of infrastructure and public facility restoration.</p> <p>Limited infrastructure capacity -- streets, water, sanitary sewer, storm drainage, in particular -- are barriers to major redevelopment of pockets within the overall Target Area.</p> <p>Relocation of residents, businesses and public entities from Galveston to the Mainland after Hurricane Ike has posed significant barriers to improving all of the Island, specifically the target area. With the loss of 10,000 residents, the total population no longer meets the threshold for direct federal entitlement funds for public transit. Public agencies that have had a presence on the Island have relocated to the Mainland as have many businesses that provide employment and amenities to residents.</p> <p>Abandoned properties have led to a loss in tax revenues, also posing a barrier to the use of locally matching funds for improvements.</p>
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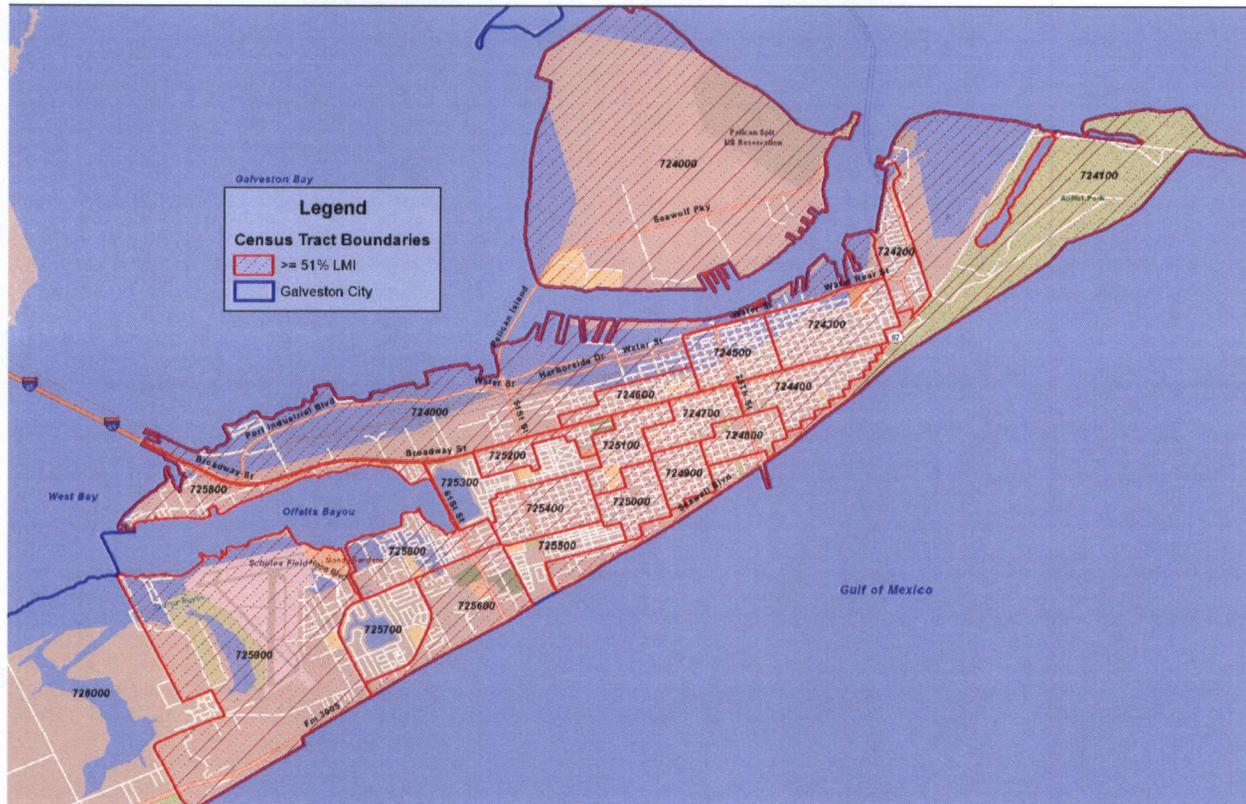
**Table 47 - Geographic Priority Areas**

## General Allocation Priorities

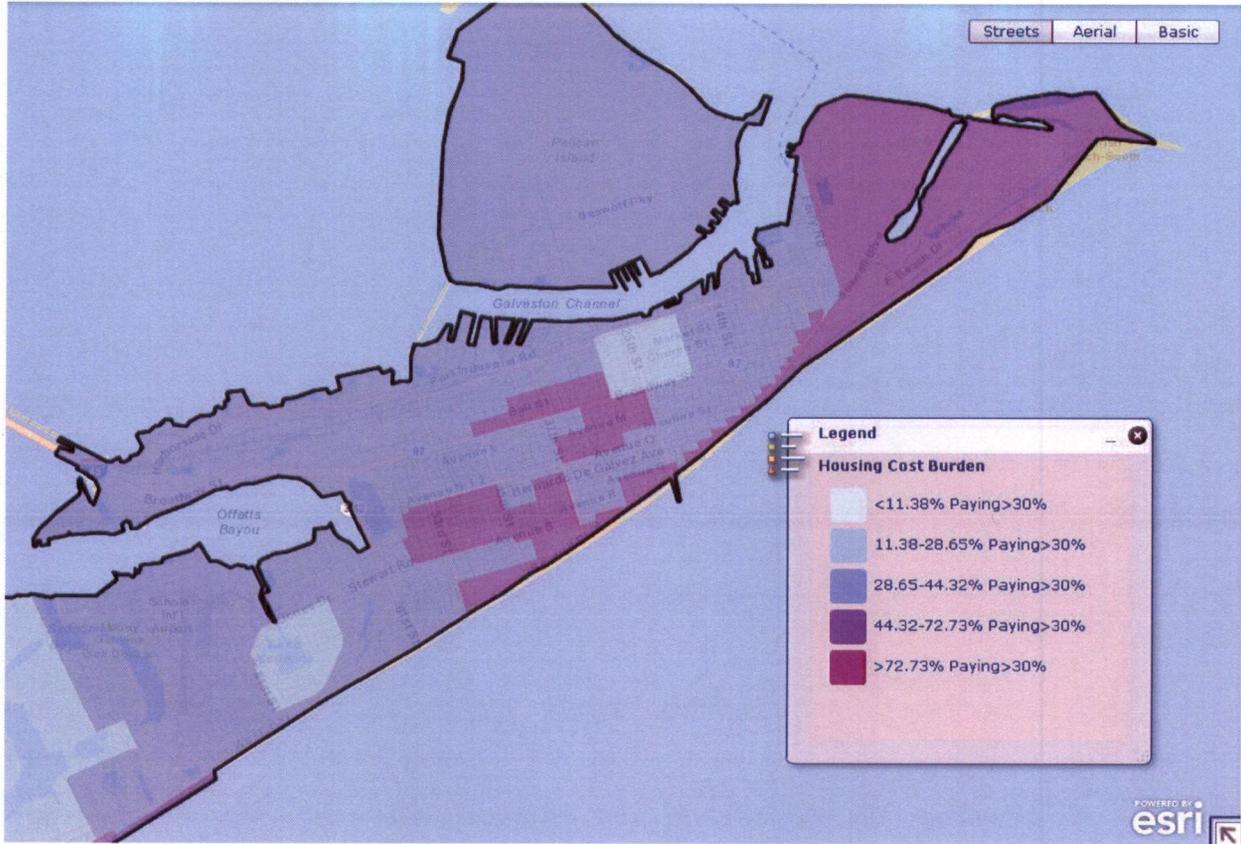
Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

All of the area-benefit projects will be located within the CDBG Target Area, an area with each of the included census tracts having at least 51% low-moderate income residents according to HUD's eGIS Mapping Tool. Within the overall area, investments will be allocated during the next 5 years based on priority need of each eligible activity and location as determined by input from stakeholders, residents, city departments and quantifiable GIS data. Although, within the census tracts and block groups included in the CDBG Target Area, there are small pockets of middle- and upper-income, each included census tract has more than 51% low-moderate income and activities will target those low- to moderate areas, excluding the middle- and upper-income pockets.

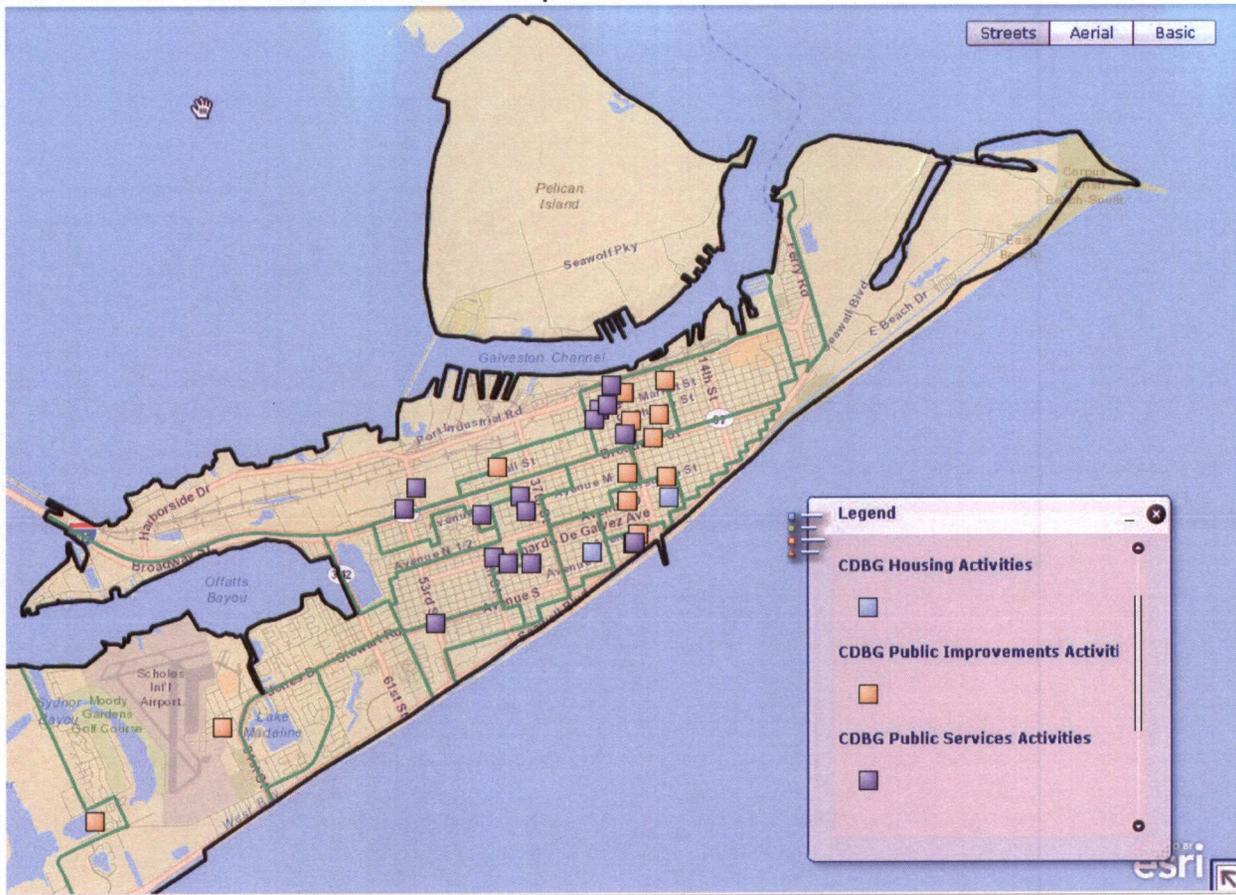
### CDBG Target Area from eGIS Map Tools



### Housing Cost Burden from eGIS Map Tools



### Past & Current CDBG Activities from eGIS Map Tools



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

### Priority Needs

1	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Rehabilitation
	<b>Description</b>	Provide minor, moderate, and substantial housing rehabilitation to single-family homes owned and occupied by low- to moderate-income residents and rental properties. Reduce the number of housing units containing lead-based paint and other lead hazards through assessing and remediating lead hazards during rehabilitation activities.
	<b>Basis for Relative Priority</b>	The documented need for the rehabilitation of owner occupied homes outside of the scope of the disaster recovery program along with the need reflected by the number of owners seeking assistance and the high priority given to the activity in the resident surveys that were completed.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Low Moderate Large Families Families with Children Elderly Public Housing Residents
<b>Geographic Areas Affected</b>		Low- to Moderate-Income Census Tracts

	<b>Associated Goals</b>	Housing Construction
	<b>Description</b>	Construction of new owner-occupied housing through the use of CHDOs and Community Development Corporations.
	<b>Basis for Relative Priority</b>	Documented shortage of affordable housing for homeownership through ACS data, housing market data, market reports; documentation in 2011 Comprehensive Plan; results of resident surveys.
<b>3</b>	<b>Priority Need Name</b>	Homeownership Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	First-time Homebuyers Assistance
	<b>Description</b>	Provision of financial assistance to first-time homebuyers for downpayment and closing costs in order to further homeownership opportunities among the low- to moderate-income. Provision of technical assistance and education for prospective homebuyers to assist them in rectifying financial short-comings, credit issues, and problems with loan applications.
	<b>Basis for Relative Priority</b>	Quantitative data regarding the relatively low rate of homeownership in Galveston and the number of low- to moderate-income renters; number of requests and inquiries received by the Grants and Housing Department; coordination with Galveston Housing Authority on Section 8 residents either exiting the program or moving to Section 8 Homeownership and the number of applicants for purchase of GHA's single-family homes; results of stakeholder and resident surveys.
<b>4</b>	<b>Priority Need Name</b>	Affirmatively Further Fair Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Rehabilitation Housing Construction First-time Homebuyers Assistance Code Enforcement Infrastructure Improvements
	<b>Description</b>	Regularly review public policies to determine their impact on fair and affordable housing. Conduct fair housing workshops and provide information about fair housing laws through brochures, advertisements, sections of public hearings. Maintain a Fair Housing Office to assist residents in filing complaints with HUD.
	<b>Basis for Relative Priority</b>	Requirement of federal regulations/laws; results of resident and stakeholder surveys, particularly from advocacy groups.
<b>5</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- to Moderate-Income Census Tracts
	<b>Associated Goals</b>	Housing Rehabilitation Code Enforcement Infrastructure Improvements Parks & Recreation Improvements
	<b>Description</b>	Assist in attracting and expanding business in sectors that will provide employment to the low- to moderate-income, including the extremely low-income residents. Assist small, minority-owned and start-up businesses to expand their opportunities for success. Elimination of blighted commercial properties to be replaced as the market bears with viable businesses. Assist organizations providing workforce development activities such as adult basic education, GED education, certifications and higher education, job training.
	<b>Basis for Relative Priority</b>	Documented level of unemployment and underemployment; windshield surveys of abandoned and dilapidated commercial properties; documented shortage of employers in industries paying livable wages; reports from Chamber of Commerce and others; results of stakeholder and resident surveys.
<b>6</b>	<b>Priority Need Name</b>	Code Enforcement & Neighborhood Revitalization
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- to Moderate-Income Census Tracts
	<b>Associated Goals</b>	Housing Rehabilitation Code Enforcement

	<b>Description</b>	Reduce and eliminate blight in CDBG Target Areas through code enforcement, clearing of overgrown/weeded lots and those used for illegal dumping, removal of abandoned cars and demolition and clearance of abandoned/dangerous buildings.
	<b>Basis for Relative Priority</b>	Windshield surveys of Target Area; reports from code enforcement officers; needs and goals/objectives in Comprehensive Plan; complaints by neighbors; Appraisal District/tax office data.
7	<b>Priority Need Name</b>	Sidewalk Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- to Moderate-Income Census Tracts
	<b>Associated Goals</b>	Infrastructure Improvements
	<b>Description</b>	Installation and rehabilitation of sidewalks in CDBG Target Area to improve pedestrian mobility and safety, and to make sidewalks ADA compliant.
	<b>Basis for Relative Priority</b>	Data from Public Works Department about sidewalk needs; Comprehensive Plan needs and goals/objectives; results of resident surveys and HOA members.
8	<b>Priority Need Name</b>	Street Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- to Moderate-Income Census Tracts
	<b>Associated Goals</b>	Infrastructure Improvements
	<b>Description</b>	Provide proactive and on-going systematic improvements to streets and alleyways to enhance the safe mobility and accessibility of residents through the CDBG Target Area. Activities will involve street paving, alleyway improvements/paving, and additional street signs and traffic control signs/signals.

	<b>Basis for Relative Priority</b>	Resident input through calls to the City's public information and Public Works lines; responses to resident surveys and public hearings; surveys of Public Works staff.
9	<b>Priority Need Name</b>	Water/Sanitary Sewer Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- to Moderate-Income Census Tracts
	<b>Associated Goals</b>	Infrastructure Improvements
	<b>Description</b>	Improve water lines and sanitary sewer lines for the safe transmission of potable water and wastewater. CDBG funds will be used in conjunction with City's general funds and Disaster Recovery funds in the pockets of the CDBG Target Area that are experiencing the most difficulty due to decaying and inadequate water and sanitary sewer lines.
	<b>Basis for Relative Priority</b>	Surveys by Public Works department; needs and goals/objectives outlined in Comprehensive Plan; complaint calls from residents; and results of resident surveys.
10	<b>Priority Need Name</b>	Alleyway Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- to Moderate-Income Census Tracts
	<b>Associated Goals</b>	Infrastructure Improvements
	<b>Description</b>	Use CDBG funds in conjunction with City's general funds to focus on improvements to the alleyways within the CDBG Target Area.
	<b>Basis for Relative Priority</b>	Priorities and needs set forth in the Comprehensive Plan; resident complaints; responses to resident survey.

<b>11</b>	<b>Priority Need Name</b>	Parks, Recreation and Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- to Moderate-Income Census Tracts
	<b>Associated Goals</b>	Parks & Recreation Improvements
	<b>Description</b>	Improve and expand existing parks and recreational facilities as well as public facilities and add to the park and facility inventory within CDBG Target Area
	<b>Basis for Relative Priority</b>	Needs, goals and objectives in Parks Master Plan and Comprehensive Plan; results of resident surveys.
	<b>12</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Moderate Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Promote the health and well-being of city residents through the provision of funding to social service agencies and public entities in response to applications for social service program assistance. The types of public services will be dependent upon the projects for which funding is sought by nonprofit agencies and City and County departments. The services are clientele-based and can be located anywhere throughout Galveston, serving low- to moderate-income and special needs residents of the City.
	<b>Basis for Relative Priority</b>	Applications for funding by social service providers; results of stakeholder interviews/surveys regarding service needs; results of resident surveys.
<b>13</b>	<b>Priority Need Name</b>	Disaster Recovery
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Rehabilitation Infrastructure Improvements
	<b>Description</b>	Continuation of the disaster recovery activities using CDBG-DR from Texas General Land Office, including housing and non-housing improvements.
	<b>Basis for Relative Priority</b>	Surveys of properties, public facilities and infrastructure damaged by Hurricane Ike.
<b>14</b>	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Planning and Administration
<b>Description</b>	Facilitate neighborhood, comprehensive, and individual project management, planning and capacity building activities for low- to moderate-income areas. Assist in the coordination of resources in the community through the expansion and enhancement of the homeless Continuum of Care Program and other programs for the homeless and special needs populations.
<b>Basis for Relative Priority</b>	Data enumerating low-moderate income and special needs populations in ACS; Point In Time enumeration of homeless; information provided by Gulf Coast Homeless Coalition and Texas Homeless Network for the Continuum of Care application; resident surveys and stakeholder interviews.

**Table 48 – Priority Needs Summary**

**Narrative (Optional)**

The needs outlined above are in the area of: improving and expanding housing stock, housing choice and public services to low- to moderate-income residents throughout the City; blight reduction, public facility improvements, public infrastructure improvements in the CDBG Target Area -- census tracts with 51% or greater low- to moderate-income residents; and continuing the City's recovery from the destruction of Hurricane Ike. All of the needs listed above have been designated high priority based on a combination of post-Ike assessments by the City, H-GAC, State and FEMA; surveys by various City departments; results of the development of the Master Parks Plan, Comprehensive Plan, and Disaster Recovery Housing Needs Assessment; interviews and surveys with community stakeholders and leaders; and results of public participation through surveys, complaint/concern calls to the City, public meetings/hearings and public comment to the HUD plans and City Council agenda items.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not receive ESG funds and HPRP has expired. The high unemployment and underemployment rates cause a high rate of tenants unable to pay their rents and utilities coupled with the lack of federal programs beyond CDBG and HOME to provide assistance. Data from 2009-2011 ACS indicate that 57.4% of renters have a housing cost burden of 35% or more and 7.4% have a housing cost burden of 30-34.9%. This translates into an estimated 6,200 households. Currently, there are 2,214 families and individuals who are not elderly or disabled on GHA's Section 8 HCV waiting list. Additionally, there are 1,091 families and individuals who are not elderly or disabled on the public housing waiting list.
TBRA for Non-Homeless Special Needs	Several units of permanent supportive housing were lost in Hurricane Ike, forcing special needs residents to move to independent housing and to require TBRA to prevent eviction. The special needs populations have the lowest employment rates and lowest incomes according to the ACS, and the 2005-2009 CHAS data indicate that most have a housing cost burden. Currently, there are 124 elderly or disabled households on the GHA Section 8 HCV waiting list. There are 118 elderly or disabled on the public housing waiting list.
New Unit Production	The loss of 569 public housing units and the 5,300 vacancies that are damaged and/or abandoned properties, coupled with the 155 low-mod income homes destroyed and not cleared and the 261 cleared lots, there is a substantial need for new rental and homeownership units.
Rehabilitation	According to the 2009-2011 ACS, 40.3% of the housing stock in Galveston was built before 1960, and another 45.2% was built between 1960 and 1990. Only 14.5% of the housing is less than 25 years old. The age of the housing stock is an indication of the need for some level of rehabilitation. In addition, field surveys indicate that 233 low- to moderate-income houses received minor damage in Hurricane Ike and 192 received major damage.
Acquisition, including preservation	Many of the destroyed homes and vacant lots have been abandoned and are dangerous as well as eyesores and limit the marketability of the neighborhoods in which they are situated. Therefore, there is a need to acquire these properties for rehabilitation or reconstruction. As Texas General Land Office begins its development of the 385 scattered site public housing units for GHA, the agency will need to acquire the lots, including assembling 2-3 contiguous lots for the construction structures with 2-4 units.

Table 49 – Influence of Market Conditions



Areas within Target Area of Concentrated Hurricane Damage

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

**Introduction**

The City of Galveston anticipates receiving \$1,255,053 in CDBG funds and \$310,162 in HOME funds each year, with an additional annual program income of approximately \$100,000. The funds will be used to augment the City's General Fund for infrastructure and facility improvements and public services through City departments, such as Parks and Recreation. Additionally, the HOME funds will be used to support in-house housing rehabilitation and reconstruction in conjunction with CDBG funds, as well as to support at least 1 CHDO in housing construction. Not only will the City provide first-time homebuyers assistance, it will do so for the purchase of homes constructed by Galveston Housing Authority, with priority given to Section 8 HCV clients completing the Family Self-Sufficiency program and financially able to purchase a home with GHA and City subsidies.

The Texas GLO will continue to manage and disburse the Disaster Recovery funds for both housing and non-housing community development. Round 2.2 funding for Galveston will total \$101,463,000 (including Disaster Recovery Enhancement Funds -- DREF) for non-housing rehabilitation and \$122,613,000 for housing rehabilitation and reconstruction, including \$7,345,500 for multi-family assistance.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,255,053	60,000	0	1,315,053	5,240,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	310,162	40,000	0	350,162	14,000,000	

Table 50 - Anticipated Resources

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

CDBG and HOME funds will be used to focus on needs not directly related to Hurricane Ike to ensure that the needs not caused by the storm are addressed and not neglected during the continued recovery activities. The HOME funds will be used to leverage homebuying of both homes in the GHA development (The Oaks), the CHDO-developed properties and city-wide existing homes.

The City's program income, general funds and the private development funds of the CHDO(s) will provide the 12.5% match for HOME funds.

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

Galveston Housing Authority has developed single family subdivisions on the sites of two demolished public housing developments, using public land to create affordable single family units for homeownership. One subdivision, Cornerstone, has been 100% developed and sold for several years. The second subdivision, The Oaks, has 2 properties yet to sell.

As Texas General Land Office begins to develop 385 1- to 4-unit structures as scattered site public housing throughout the Island, it will be purchasing the lots and developing/maintaining them for the public housing residents displaced by Ike or on the waiting list. Additionally, GHA will use two of its former development sites to construct mixed-income apartments, with 144 units for public housing residents and additional units for moderate- and middle-income renters.

### **Discussion**

A combination of CDBG, HOME, Disaster Recovery and GHA reconstruction funding will enable the city to improve the housing stock, infrastructure, public facilities, and public services. The city's economic vitality will continue to increase as the improvements and additions are completed.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Galveston	Government	Economic Development Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
GALVESTON HOUSING AUTHORITY		Ownership Public Housing	Jurisdiction
Texas General Land Office	Government	Ownership Public Housing	Jurisdiction
Texas Homeless Network	Non-profit organizations	Homelessness	State

Table 51 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The geographic size of Galveston allows for a comprehensive approach to the delivery of services. The strength and maturity of the nonprofit service providers also facilitates a comprehensive delivery system. Service providers and the City collaborate and coordinate strategies and delivery systems to provide a consolidated approach to serving the low- to moderate-income persons.

The primary gap in the institutional delivery system has been the urgent refocusing of governmental, housing, social service and business entities from their stated missions to disaster recovery.

Though providers of services and housing to the homeless are local agencies, with the movement of the CoC process from the Gulf Coast Homeless Coalition to Texas Homeless Network the application for and oversight of CoC funding has been removed from local control and is the responsibility of a state-wide agency.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		X
Legal Assistance	X		X
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics		X	
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care			
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Homeless agencies, as well as Gulf Coast Center (area MHMR agency) have targeted services for the homeless, particularly those within each agency's shelter or housing programs. The mainstream agencies do not specifically target the homeless, however agencies such as St. Vincent's House and Jesse Tree do participate in street outreach that targets the homeless. Additionally, Jesse Tree maintains an information and referral program to direct the homeless and non-homeless to available resources.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strengths of the service delivery system include: excellent coordination among the agencies; agencies providing multiple services in a one-stop method; Island Community Center owned by Galveston Housing Authority that is available for service agencies to rent space and be accessible to residents of GHA as well as other low-income individuals; public transit to make services accessible; CONNECT Transit demand response system for elderly and disabled.

The weaknesses of the service delivery system include: continued urgency in recovering from Hurricane Ike; significant reduction in available resources to address the growing needs; temporary redirection of CDBG funds available for public services to infrastructure, housing and facility rehabilitation in the wake of Ike; destruction and damage to facilities causing relocation -- with some agencies relocating off the Island; move of CoC process from Gulf Coast Homeless Coalition to Texas Homeless Network's Balance of State; community polarization over public housing and other programs for those in poverty; redirection of GHA's focus from housing and service provision to the issues surrounding the loss and redevelopment of public housing units; redirection of advocacy groups and legal service agencies from community polarization back to identifying and providing services.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The primary strategy and process for overcoming gaps in the delivery system involve the progress in recovery from Hurricane Ike to allow displaced programs to relocate into affordable facilities in Galveston; continuing to alleviate the community polarization surrounding the public housing and affordable housing issues to allow the refocus of the City, GHA and nonprofit agencies as well as groups funding and supporting services to the low-income back to direct services.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2013	2017	Affordable Housing		Housing Rehabilitation Affirmatively Further Fair Housing Economic Development Code Enforcement & Neighborhood Revitalization Disaster Recovery		Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Housing Construction	2013	2017	Affordable Housing		New housing construction Affirmatively Further Fair Housing		Homeowner Housing Added: 2 Household Housing Unit
3	First-time Homebuyers Assistance	2013	2017	Affordable Housing		Homeownership Opportunities Affirmatively Further Fair Housing		Direct Financial Assistance to Homebuyers: 10 Households Assisted
5	Code Enforcement	2013	2017	Non-Housing Community Development	CDBG Target Area	Affirmatively Further Fair Housing Economic Development Code Enforcement & Neighborhood Revitalization		Buildings Demolished: 10 Buildings  Housing Code Enforcement/Foreclosed Property Care: 12000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Infrastructure Improvements	2013	2017	Non-Housing Community Development	CDBG Target Area	Affirmatively Further Fair Housing Economic Development Sidewalk Improvements Street Improvements Water/Sanitary Sewer Improvements Alleyway Improvements Disaster Recovery		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
7	Parks & Recreation Improvements	2015	2017	Non-Housing Community Development	CDBG Target Area	Economic Development Parks, Recreation and Public Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
8	Public Services	2013	2017	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
9	Planning and Administration	2013	2017	Planning & Administration		Planning and Administration		

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Using CDBG and HOME funds, provide minor, moderate or major housing rehabilitation or demolition/reconstruction activities for 20 low- to moderate-income homeowners.
2	<b>Goal Name</b>	Housing Construction
	<b>Goal Description</b>	Assist CHDOs in the acquisition of lots or housing for new construction or rehabilitation and sale to low- to moderate-income homebuyers.
3	<b>Goal Name</b>	First-time Homebuyers Assistance
	<b>Goal Description</b>	Provide downpayment, closing cost and gap financing assistance to 10 first-time homebuyers.
5	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Provide salaries for code compliance officers to work in the CDBG Target Area to: (1) conduct approximately 10,000 property inspections and 3,500 re-inspections each year for a total of 50,000 inspections and 17,500 re-inspections; (2) contract to demolish 10 unsafe structures; and conduct lot clearances and structure board-ups on 500 properties.
6	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Provide improvements to public infrastructure in the CDBG Target Area to support neighborhood revitalization and new development. Infrastructure improvements to include street, alleyway, sidewalk, water, sanitary sewer and storm drainage improvements.
7	<b>Goal Name</b>	Parks & Recreation Improvements
	<b>Goal Description</b>	Provide improvements and enhancements to public parks in the CDBG Target Area.
8	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide funding to City departments and nonprofit agencies for the provision of direct services to low- to moderate-income residents. Services will be dependent upon programs for which funding is sought and available funds within the 15% CDBG cap.
9	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide planning, management and oversight for the CDBG and HOME programs to ensure compliance with all regulatory requirements and to enhance inter-agency coordination in the implementation of projects.

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

During the next 5 years, the City anticipates providing housing rehabilitation or reconstruction to 10 owner-occupied housing units through CDBG funds and 10 through HOME funds. Additionally, using HOME funds, the City anticipates providing 2 affordable housing units through CHDO activities and to provide downpayment, closing cost and gap financing assistance to 10 LMI first-time homebuyers. A total of 32 low- to moderate-income households will be provided rehabilitated or new affordable housing.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Currently, there is no need to increase the number of accessible public housing units, per se. However, until the general housing units lost to Hurricane Ike have been replaced, HUD has required that Galveston Housing Authority remove its elderly/disabled designation on the surviving two public housing developments. Once the designation is reinstated and the units are reserved for the elderly and disabled, there will not be a need to increase their numbers. Additionally, the new units for families and individuals will have a number to be determined that will be accessible.

### **Activities to Increase Resident Involvements**

Currently, most of the public housing residents are scattered throughout the state through temporary Section 8 HCVs until the 529 replacement units are completed. At that time, those desiring to return to Galveston or to public housing will do so and vacant units will be filled with those on the current waiting list. Until that time, very little resident involvement is possible for those who are off the Island. For those in the 2 remaining developments, GHA continues to seek resident involvement through residents' councils, regular resident meetings at the 2 developments, interaction between GHA staff and residents and encouraging resident comments, suggestions and feedback.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The primary public policy, that has been exacerbated by the threat of lawsuits and pressure from residents and outside interests, has been the delay in the reconstruction of 529 of the destroyed 569 units of public housing and in the timely completion of the Disaster Recovery repair/reconstruction of the low- to moderate-income owner occupied units damaged or destroyed by Hurricane Ike.

In the wake of Ike, there have been policies instituted to prevent the degree of housing destruction that occurred with the Bay-side storm surge and flooding. Many residential parcels have been designated as not able to be permitted for reconstruction or rehabilitation. Other parcels have been designated as needing to be elevated prior to reconstruction or rehabilitation. However, given these new policies aimed at protecting the lives, safety and homes of residents, the cost of rehabilitation and reconstruction has increased significantly.

The cost of insurance – general homeowners, flood and windstorm – has placed housing costs out of affordability for many in Galveston. The disasters throughout the country have caused insurers to significantly increase the premiums for general homeowners insurance, and the result of Ike has been a monumental increase in windstorm and flood insurance costs.

In order to participate in the disaster recovery programs administered by the State of Texas, disaster victims must follow federal and state program requirements and local building codes that may require increases in the structure (e.g., bathrooms and bedrooms being made larger than the pre-storm structures), meeting minimum construction standards that the old home may have not or that mandate the use of specific materials that leave the reconstructed/repared home outside the applicability of the tax appraisal cap. Consequently, many of the Galveston homeowners whose homes were heavily damaged by a natural disaster and who are assisted by the state's disaster recovery program may see their property values, and therefore taxes doubled or tripled, in a single year through the new valuation.

Additionally, rental rates continue to be elevated due to the reduction in the number of units due to hurricane damage.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Galveston Housing Authority has approved plans to redevelop 529 units of public housing lost in Hurricane Ike. Unlike its prior public housing projects that not only consisted of large developments but were concentrated in a small geographic area, the new units will consist of 144 apartments within 2 mixed-income developments and 385 scattered site units spread throughout the city.

The state legislature has proposed S.B. 835 that would protect homeowners whose homes were heavily damaged or destroyed by a natural disaster from losing their reconstructed homes through massive property tax increases. It provides that a replacement structure is not considered to be a new

improvement if it was undertaken to satisfy the requirements of the disaster recovery program administered by the State of Texas and valuations for tax purposes would increase at a rate of no more than 10% per year until reaching current market value.

The City of Galveston continues to support CHDOs and to seek new CHDOs to provide new affordable housing units for the low- to moderate-income. Additionally, the HOME program supports first time homebuyers' assistance through grants of up to \$14,500 for downpayment and closing costs.

Galveston Housing Authority has completed the development of The Oaks subdivision, its second project of single family homes for affordable homeownership with 2 units remaining to be sold. GHA provides a 7-year forgivable mortgage of \$60,000 to eligible low- to moderate-income buyers. This, coupled with the City's first time homebuyers' assistance, makes a \$150,000 home in Cornerstone or The Oaks affordable at a cost of \$75,500.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Each winter a Point In Time enumeration of homeless persons, particularly unsheltered homeless, is conducted to not only count the number of homeless individuals and families but also to assess their needs. Additionally, Continuum of Care member agencies have street outreach staff who locate, identify, engage and enroll persons who sleep on the streets or in places not meant for human habitation. These teams target persons with mental illness, substance abuse disorder, persons who are chronically homeless, families with children and unaccompanied youth. Other efforts include offering safe houses for homeless youth and a day shelter for homeless adults, where staff screen, assess and engage persons in an effort to enroll them in housing and supportive services programs.

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

Homeless shelters in Galveston as well as the other areas of the CoC also provide case management and referral services to assist homeless individuals and families make the transition to more suitable housing as soon as possible. Emergency shelters are not meant to become permanent residences and most organizations limit the time a person is allowed to remain in the shelter.

The City of Galveston has three emergency shelters. The Salvation Army in Galveston has the capacity to shelter 96 single individuals each night and provides referrals to service and housing programs. The Resource and Crisis Center of Galveston County provides emergency shelter for women and children. The Center has four family units (total of 14 beds) and 17 shelter beds for individuals. The Children's Center provides emergency shelter to single individuals and households with children. The Children's Center can shelter 15 families with children and two individuals each night.

**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 CoC has identified the following strategies to assist transitional housing participants in moving into permanent housing: (1) solicit, analyze and publish information from transitional housing providers regarding obstacles to moving clients into permanent housing and strategize to develop solutions; (2) meet with mainstream resources agencies to prioritize applications from transitional housing participants; (3) meet with PHAs to prioritize transitional housing participants with special needs for Section 8 housing; (4) negotiate with mainstream resource program sponsors and landlords to secure more flexible approval terms for persons with felonies; (5) partner with WIA agencies to help transitional housing participants obtain employment and job training; (6) develop a MOU with the Texas

Department of Transportation to expedite IDs for homeless persons; (7) develop MOUs with mainstream resource programs to remove barriers and expedite access to entitlements for homeless applicants; and (8) designate specific mainstream resource program staff to work with homeless service providers and individuals.

The Gulf Coast Center operates permanent supportive housing program for 45 single homeless individuals with severe mental illness, with 25 beds set aside for the chronically homeless. Though not specifically designated, the beds are often accessed by veterans. The 44 permanent supportive housing beds lost due to Hurricane Ike are being replaced as funding and property availability permit.

Galveston Housing Authority provides Veterans Affairs Supportive Housing (VASH)-funded Section 8 HCVs as permanent housing solutions for homeless veterans.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Galveston is not an entitlement community for the Emergency Shelter Grant (ESG) program. Agencies can apply for ESG funding through the Texas Department of Housing and Community Affairs. In 2012, the only agency to receive ESG funds to serve Galveston was Catholic Charities, which received \$149,949 to serve 9 counties including Galveston County.

The City of Galveston received \$585,604 of Homeless Prevention and Rapid Re-Housing (HPRP) funding. The Salvation Army of Galveston also received \$387,500 of HPRP funding from the Texas Department of Housing and Community Affairs. The City of Galveston provided HPRP funding to four subrecipient agencies: The Salvation Army of Galveston, Jesse Tree, The Gulf Coast Center and The Children's Center. All of the subrecipients provided short-term rental assistance (up to three months) and The Salvation Army also provided medium-term rental assistance (up to six months). Three of the subrecipients provided both prevention and rapid re-housing assistance and one provided homeless prevention assistance. The HPRP program ended in 2012 and without ESG funds, the prevention programs must seek private funding to continue.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Grants & Housing Department addresses LBP hazards on all rehabilitation jobs that they undertake. A risk assessment is conducted by a certified LBP risk assessor on each project to determine if lead-based paint (LBP) is present. When LBP is found to be present, the City notifies the occupants of the lead hazard assessment and provides lead hazard information to the residents of the property.

Lead activities are triggered when 10% of a small component-type area or 2 square feet of a room will have interior paint disturbance. All LBP hazards are addressed in accordance with HUD's LBP Guidelines and the City ensures that lead-safe work practices are followed, including the 6 HUD-prohibited work practices (open flame burning or torching, heat guns above 1100 degrees F or that char paint, machine removal without HEPA vacuum attachment, dry scraping or sanding farther than 1 foot of electrical outlets, and use of a volatile stripper in a poorly ventilated space). After the rehabilitation work is completed, a clearance exam is performed to ensure the unit has been treated properly based on the level of federal assistance provided.

Houses that are rehabilitated using CDBG-DR funds fall under the City's risk assessment and lead-reduction processes within federal Lead-based Paint Guidelines. The consultants that manage the CDBG-DR program are required to follow the same LBP guidelines.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Properties receiving more than \$25,000 per unit in rehabilitation assistance will receive abatement of lead-based paint hazards using a certified abatement contractor to perform the abatement. For activities receiving between \$5,000 and \$25,000 in assistance, any affected areas will be controlled using interim controls. Repairs of less than \$5,000 receive a "do no harm" approach with work which disturbs painted surfaces being done in accordance with lead safe work practices. Paint stabilization will be the minimum level of remediation for properties receiving less than \$25,000 per unit in rehabilitation assistance.

### **How are the actions listed above integrated into housing policies and procedures?**

The City's policies and procedures manual regarding housing rehabilitation contains procedures to be followed regarding the assessment and remediation of LBP hazards. All housing rehabilitation projects follow the current policies and procedures.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The primary goals for reducing the number of poverty-level families are:

- Increase educational opportunities
- Increase employment opportunities
- Reduce drug, gang and crime activities
- Collaborate with local agencies to secure additional resources and reduce duplication of efforts
- Increase self-sufficiency programs within the Galveston Housing Authority
- Create scattered site public housing in neighborhoods that foster self-sufficiency

Galveston College assists adults in adult basic education and provides a number of certifications in various trades as well as provided Associates Degrees in academic areas. The City, GHA and local businesses collaborate with Galveston College to maximize their effectiveness and direct the types of training that will lead to gainful employment at a livable wage well above the poverty level.

Galveston College offers the universal access program to provide two years of higher education to local graduates. Universal access assists local high school, GED, or home-schooled graduates to have the opportunity to receive up to two years of higher education and training, free of tuition and fees. The universal access commitment is motivation to encourage and inspire Galveston student to complete their education.

The City, Chamber of Commerce, Galveston Economic Development Partnership, and various economic development committees, including post-like revitalization committees strive to attract new businesses to the Island and retain viable existing businesses that can provide and expand employment opportunities at a livable wage.

The City, GHA, faith-based organizations and neighborhood associations place significant resources in the area of crime reduction and work with various public service agencies that provide anti-gang and anti-drug education and support as well as substance abuse treatment.

Initiated by GHA, city agencies are involved in the development of a community wide program within the model of "Bridges Out of Poverty" to train staff working with low-income residents in identifying processes that keep them in poverty and in breaking their cycle of generational poverty. Community trainings have been initiated with certified "Bridges Out of Poverty" experts.

Part of the City's technical assistance and monitoring strategy is to work with funded and unfunded agencies to reduce the duplication of effort, competitiveness in grant requests and to identify and support applications for additional funding and resources.

The City of Galveston provides contracting opportunities to small historically underutilized and disadvantaged businesses through its housing rehabilitation programs and code enforcement activities.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Galveston Housing Authority provides Family Self-Sufficiency programs to Section 8 recipients and encourages participation. It also provides a number of self-sufficiency enhancements to prepare residents for home ownership. GHA has developed 2 subdivisions with single family owner-occupied housing and provides a \$60,000 7-year forgivable loan as part of the purchase package. The City also provides funding for first-time homebuyers assistance and homebuyer education.

City of Galveston and Galveston Housing Authority have strong Section 3 policies to promote the contracting of Section 3 certified businesses and the hiring of Section 3 (low-income) workers by contractors, the City and GHA. Galveston Housing Authority has hired 10 Section 3 workers in their maintenance department. In addition, there is a program to train workers in construction to be used in the development of the new public housing units. Currently there are 471 individuals in the database who will be given priority in employment once the actual construction begins.

GHA's Family Self Sufficiency program has 42 participants at this time, 8 more than the required 32.

## **SP-80 Monitoring – 91.230**

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

The purpose for the monitoring strategy is to ensure proper program performance, financial performance and regulatory compliance in accordance with HUD Regulations. The standards and procedures used follow HUD's most current monitoring checklists for CDBG and HOME grantees, subrecipients, and activities. Under normal circumstances, in-office desk monitoring is conducted with each monthly accomplishment and beneficiary report and reimbursement request, and on-site subrecipient monitoring is conducted semi-annually. If the activity or subrecipient is considered high-risk, or if multiple activities are undertaken by a single subrecipient, more frequent monitoring may be conducted.

The monitors will examine time records, client files, financial records, equipment and machinery. The monitors will possibly discuss security measures that a subrecipient or City department has in place to avoid theft of federally funded purchases, if applicable. The monitors will examine all equipment or machinery for the City's identification number. This is done to ensure that any equipment or machinery purchased with CDBG or HOME funds are being used to meet a national objective and also to ensure that any equipment purchased with CDBG funds through a subrecipient will be used to meet said objective. The monitors will make site visits to the subrecipients to review their activities and projects.

Before staff conducts the actual monitoring visit, a pre-monitoring contact will be made with the subrecipient to discuss the overall expectations and information to be viewed and site visits. Each subrecipient will be notified, in writing, of a date, time, place and information to be viewed and discussed. A conference will be held with a Board Member, Executive Director, Department Head and staff persons working with or salaried through the program or activity being funded. The actual monitoring visit will be conducted by completing the monitoring interview form, viewing documentation and if applicable, viewing rehabilitated sites, structures and the like. Monitoring visits will conclude with a conference with persons in charge of the programs to advise of possible deficiencies, if any. A monitoring letter will be transmitted advising of the monitoring visit findings (which are violations of laws or regulations which can result in the deobligation of funds) or concerns (which could result in a finding if not properly corrected).

During a monitoring visit the monitors have the right to view any and all files that are related to a particular program or activity that is being funded with CDBG or HOME funds.

It is the policy of the City of Galveston to stimulate growth of local minority and women owned businesses by encouraging their participation in all phases of its contract and procurement activity and by affording them the opportunity to compete for all City contracts. The purpose and objectives are to:

- Increase the capacity of local M/WBE's to provide products and services
- Increase the opportunities for local M/WBE's to expand their business with the City

All formal bid documents contain the policy information in an effort to advise MBE's of their opportunity to provide a response to the City's contracting activities. All formal bids are advertised in the Galveston Daily News and include information to encourage all MBE vendors to participate in the bidding process. All formal bid documents are posted on the City's website. The Grants and Housing Dept. maintains a list of contractors that includes MBE vendors and provides information to these contractors about the upcoming housing bids. The City participates in employment and contracting workforce workshops and fairs. The Grants and Housing Dept. periodically advertises for local contractors to participate in the City's Housing Program bid process. For small activities that do not require the formal bid process, MBE's are urged to participate in submitting quotes. The Demolition and Lot Clearance/Boardup activity is awarded on a small job basis to allow more contracting opportunities for the MBE vendors. These projects are originated from the Code Compliance Division, and they maintain a list of contractors including MBE's for these activities. They also solicit area contractors to participate in their contracting opportunities.

## Expected Resources

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

#### Introduction

**NOTE: The City approved a Consolidated Program of Projects for the 2013 CDBG and HOME Program Year based on its 2012 CDBG and HOME Allocations per HUD's instructions to allow the City to meet its timely submittal of the Annual Action Plan prior to the start of the grant year on June 1<sup>st</sup>. HUD had not yet provided the City with its 2013 CDBG and HOME Allocations for the planning process. An amendment to these projects and funding amounts may be required upon the notification of the City's actual HUD 2013 Allocations.**

The City of Galveston anticipates receiving \$1,255,053 in CDBG funds and \$310,162 in HOME funds each year, with an additional annual program income of approximately \$100,000. The funds will be used to augment the City's General Fund for infrastructure and facility improvements and public services through City departments, such as Parks and Recreation. Additionally, the HOME funds will be used to support in-house housing rehabilitation and reconstruction in conjunction with CDBG funds, as well as to support at least 1 CHDO in housing construction. Not only will the City provide first-time homebuyers assistance, it will do so for the purchase of homes constructed by Galveston Housing Authority, with priority given to Section 8 HCV clients completing the Family Self-Sufficiency program and financially able to purchase a home with GHA and City subsidies.

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**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,255,053	60,000	0	1,315,053	5,240,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	310,162	40,000	0	350,162	14,000,000	

**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**

CDBG and HOME funds will be used to focus on needs not directly related to Hurricane Ike to ensure that the needs not caused by the storm are addressed and not neglected during the continued recovery activities. The HOME funds will be used to leverage homebuying of both homes in the GHA development (The Oaks), the CHDO-developed properties and city-wide existing homes.

The City's program income, general funds and the private development funds of the CHDO(s) will provide the 12.5% match for HOME funds.

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

Galveston Housing Authority has developed single family subdivisions on the sites of two demolished public housing developments, using public land to create affordable single family units for homeownership. One subdivision, Cornerstone, has been 100% developed and sold for several years. The second subdivision, The Oaks, has 2 properties yet to sell.

As Texas General Land Office begins to develop 385 1- to 4-unit structures as scattered site public housing throughout the Island, it will be purchasing the lots and developing/maintaining them for the public housing residents displaced by Ike or on the waiting list. Additionally, GHA will use two of its former development sites to construct mixed-income apartments, with 144 units for public housing residents and additional units for moderate- and middle-income renters.

**Discussion**

A combination of CDBG, HOME, Disaster Recovery and GHA reconstruction funding will enable the city to improve the housing stock, infrastructure, public facilities, and public services. The city's economic vitality will continue to increase as the improvements and additions are completed.

## 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	Housing Rehabilitation	2013	2017	Affordable Housing	CDBG Target Area	Housing Rehabilitation	CDBG: \$239,292 HOME: \$250,016	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit
2	First-time Homebuyers Assistance	2013	2017	Affordable Housing	CDBG Target Area	Homeownership Opportunities	HOME: \$60,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted
3	Code Enforcement	2013	2017	Non-Housing Community Development	CDBG Target Area	Code Enforcement & Neighborhood Revitalization	CDBG: \$242,000	Buildings Demolished: 4 Buildings Housing Code Enforcement/Foreclosed Property Care: 11100 Household Housing Unit
4	Infrastructure Improvements	2013	2017	Non-Housing Community Development	CDBG Target Area	Sidewalk Improvements	CDBG: \$334,494	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4713 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2013	2017	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG Target Area	Public Services	CDBG: \$188,257	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
6	Planning and Administration	2013	2017	Planning & Administration	CDBG Target Area	Planning and Administration	CDBG: \$251,000 HOME: \$31,016	

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	<p><b>Objectives and 1 year goals:</b></p> <p><b>To provide and expand the supply of safe, decent, and affordable housing through the rehabilitation of existing residential property and the development of new residential property for low-moderate income persons</b></p> <p><b>To reduce the number of housing units containing lead based paint and other lead hazards</b></p> <p><b>To identify and eliminate barriers to affordable housing and impediments to fair housing</b></p> <ul style="list-style-type: none"> <li>• Housing Rehabilitation Program-provide rehabilitation to 4 LMI single family housing units to meet the objective to improve the quality of housing</li> <li>• Certified CHDO-acquire and rehabilitate 1 housing unit to be sold to LMI person/s to meet the objective to increase the availability of affordable owner housing</li> <li>• Lead Based Paint-enforce LBP hazards on each rehabilitation project that it undertakes</li> </ul>

2	<b>Goal Name</b>	First-time Homebuyers Assistance
	<b>Goal Description</b>	<p><b>Objectives and 1 year Goals:</b>  <b>To provide and expand homeownership opportunities for low-moderate income homebuyers</b></p> <ul style="list-style-type: none"> <li>• Homebuyer Assistance Program-provide downpayment, closing cost, and/or gap financing to assist 4 LMI first-time homebuyers to meet the objective to provide access to affordable owner housing</li> </ul>
3	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	<p><b>Objectives and 1 year Goals:</b>  <b>Provide code enforcement and neighborhood revitalization activities to diminish blight, unsafe buildings and lots, and general neighborhood decay in low-moderate income areas</b></p> <ul style="list-style-type: none"> <li>• Compliance Division Code Enforcement-provide 4 Code Compliance Officers to perform 11,000 property inspections to enforce codes in LMI neighborhoods and identifying violations and providing proper notification to owners</li> <li>• Compliance Division Demolition/Lot Clearance-complete the demolition of 4 dilapidated/unsafe structures and lot clearance/boardup of 100 properties determined to be nuisance and safety issues in LMI neighborhoods and areas</li> <li>• Projects will meet the objective to improve the services in LMI areas for approximately 43,000 population</li> </ul>
4	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	<p><b>Objective and 1-year Goals:</b>  <b>Provide infrastructure enhancement to support neighborhood revitalization and new residential development in low-moderate income areas</b></p> <ul style="list-style-type: none"> <li>• Public Works Dept. Sidewalk Projects-1. provide 15,000 linear feet (40 blocks) of 5' wide sidewalks and ADA handicap ramps installation and landscaping obstruction removal / relocation / replanting and tree stump removal in LMI areas of Avenues L-K and 25th to 57th Streets and 2. provide 12,000 linear feet (35 blocks) of 5' wide sidewalks and ADA handicap ramps installation to LMI areas in Hollywood Heights/Parker School neighborhood. Projects will install approximately 75 blocks of sidewalks in LMI areas with a population of 4,713 to meet the objective to improve the quality or increase the quantity of public improvements for lower income persons.</li> </ul>

5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p><b>Objectives and 1 year Goals:</b></p> <p><b>Promote the health and well-being of city residents through the provision of public and supportive services</b></p> <ul style="list-style-type: none"> <li>• Parks &amp; Recreation Dept. summer and after-school programs-provide children and youth recreational and educational activities at City park recreation facilities located in LMI neighborhoods; funding for staff and equipment/supplies to coordinate activities to benefit 1,200 primarily LMI youth (95% LMI) to meet the objective to improve the services for LMI persons.</li> </ul>
6	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	<p><b>Objectives and 1-year Goals:</b></p> <p><b>To facilitate neighborhood, comprehensive, and individual project management, planning, and capacity building activities for low-moderate income areas</b></p> <ul style="list-style-type: none"> <li>• Grants &amp; Housing Dept.-provide management and oversight for the CDBG and HOME Programs to ensure compliance with all regulatory requirements</li> </ul>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

On March 28, 2013, the Galveston City Council approved a list of projects for its 2013 Consolidated Program Year in the amount of \$1,565,215. The City approved an allocation of CDBG funding in the amount of \$1,255,053, and HOME funding in the amount of \$310,162.

The City established the following as the 2013 Community Development & Housing Objectives:

1. To provide and expand the supply of safe, decent, and affordable housing through the rehabilitation of existing residential property and the development of new residential property for low-moderate income persons;
2. To provide and expand homeownership opportunities for low-moderate income homebuyers;
3. To reduce the number of housing units containing lead based paint and other lead hazards;
4. To identify and eliminate barriers to affordable housing and impediments to fair housing;
5. Provide code enforcement and neighborhood revitalization activities to diminish blight, unsafe buildings and lots, and general neighborhood decay in low-moderate income areas;
6. Provide infrastructure enhancement to support neighborhood revitalization and new residential development in low-moderate income areas;
7. Promote the health and well-being of city residents through the provision of public and supportive services;
8. To facilitate neighborhood, comprehensive, and individual project management, planning, and capacity building activities for low/moderate income areas;
9. Provide economic development opportunities for low-moderate income and for their employers; and
10. Assist in the coordination of resources in the community through expansion/enhancement of the homeless Continuum of Care Program.

#### Projects

#	Project Name
1	Parks & Recreation Dept. Children & Youth Program
2	Public Works Dept. Infrastructure Improvements
3	Compliance Division Code Enforcement
4	Housing Rehabilitation/Affordable Housing Program
5	Affordable Housing Homebuyer Assistance Program
6	Program Administration
7	Program Income

**Table 56 – Project Information**

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

The Consolidated Plan established the major high priority needs in housing and community development revolve around the reclamation of properties and infrastructure damaged by Hurricane Ike and the improvement and enhancement of the City that was put on hold during Ike recovery. The highest needs expressed by stakeholders and residents as well as evidenced by the data include:

- Rehabilitation and replacement of housing units damaged or destroyed by Hurricane Ike
- Rehabilitation of aging housing units
- Replacement of public housing units
- Additional housing stock in all income categories, particularly affordable housing units
- Access to homeownership for the low- to moderate-income
- Economic development and employment opportunities through new commercial and industrial businesses
- Clearing of blighted and abandoned lots throughout the Island, particularly those properties most severely damaged by Hurricane Ike
- Return of public and private services to the Island
- Improvements and expansions to infrastructure, particularly streets, sidewalks and street/sidewalk lighting

The projects funded in the 2013 CDBG and HOME Program Year will assist in facilitating these needs.

The primary obstacle to meeting underserved needs in the City of Galveston is money. This obstacle continues to be exacerbated by Hurricane Ike. The City has experienced a reduction in population. Hurricane Ike intensified the reduction of the population through damaged properties and lack of funding to make the repairs needed to homes and businesses. Many of the non-profit organizations that provided social services to the community have not been able to sustain after the impact of Ike and the reduction in available funding.

The second obstacle is that Galveston is a barrier island with limited available land and an aging housing stock and public infrastructure. The City is using its disaster housing funds to rehabilitate and/or reconstruct existing housing and its non-housing funds to help rebuild the Island's infrastructure.

A third obstacle is social infrastructure capacity, particularly the capacity of existing nonprofit agencies, including Community Housing Development Organizations (CHDOs), Community Development Corporations (CDCs), homeless shelter/housing/ service providers and other social service providers. The City of Galveston is committed to assisting nonprofit agencies in capacity building and identifying/ accessing non-HUD funding.

With the limited resources the City receives through HUD funding, the City has developed a program of projects to best meet needs that have been established for the coming year. The City is receiving

millions of dollars made available for hurricane recovery efforts, but the need exceeds the available resources and the residents ability to access those funds. Other public funding sources and private sources will also be used to accomplish improvements needed within the City. The City will continue to provide technical assistance and support to non-profit service providers to identify funding opportunities and prepare funding applications. The City will also continue to explore opportunities to leverage additional public and private funds in all areas of activity.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Parks & Recreation Dept. Children & Youth Program
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$188,257
	<b>Description</b>	Provide staffing, supplies and equipment for supervised recreational and educational opportunities to 1200 primarily LMI children and youth (95% LMI) ages 5-18 at Wright Cuney and Menard Park recreation centers. Program will be open to children and youth on a Citywide basis; the recreation centers are both located in LMI areas.
	<b>Planned Activities</b>	Supervised recreational and educational opportunities to 1,200 primarily LMI children and youth ages 5-18 at Wright Cuney and Menard Park recreation centers.
2	<b>Project Name</b>	Public Works Dept. Infrastructure Improvements
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Sidewalk Improvements
	<b>Funding</b>	CDBG: \$334,494
	<b>Description</b>	Provide 15,000 linear feet of 5' W sidewalks and ADA handicap ramps installation and landscaping obstruction removal/relocation/replanting and tree stump removal in LMI areas of Avenues L-K and 25th to 57th Streets and 12,000 linear feet of 5' W sidewalks and ADA handicap ramps installation to LMI areas in the Hollywood Heights/Parker School neighborhood
	<b>Planned Activities</b>	Installation of 27,000 linear feet of sidewalks and ADA handicap ramps

3	<b>Project Name</b>	Compliance Division Code Enforcement
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Code Enforcement & Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$242,000
	<b>Description</b>	Provide 4 compliance officers to work in LMI areas to conduct 11,000 property inspections to enforce local codes and follow-up action and 4,000 reinspections for non-compliant properties and coordinate the demolition of 4 dilapidated/unsafe structures and lot clearances/boardups to 100 properties determined to be nuisance and safety issues in LMI neighborhoods and areas
	<b>Planned Activities</b>	Conduct 11,000 property inspections and 4,000 re-inspections; demolish 4 unsafe structures and clear the lots/board the structures of 100 properties determined to be a nuisance
4	<b>Project Name</b>	Housing Rehabilitation/Affordable Housing Program
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$239,292 HOME: \$219,146
	<b>Description</b>	Provide management and oversight and project delivery costs for the housing rehabilitation and affordable housing programs and other housing related issues to ensure compliance with all regulatory requirements including projects funded through the CDBG Program, Revolving Loan Fund, HOME Program, and HOME Program Income; Provide CDBG and HOME funded housing rehabilitation for 4 (2-CDBG & 2-HOME) LMI single family housing units to include minimum, moderate and substantial rehabilitation; and Provide an affordable CHDO housing activity to purchase 1 property and rehabilitate or construct a housing unit to be sold to a LMI homebuyer; CHDO Mandatory 15% Set-aside Requirement \$46,525

	<b>Planned Activities</b>	Rehabilitate 4 single family housing units
5	<b>Project Name</b>	Affordable Housing Homebuyer Assistance Program
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	First-time Homebuyers Assistance
	<b>Needs Addressed</b>	Homeownership Opportunities
	<b>Funding</b>	HOME: \$60,000
	<b>Description</b>	Provide downpayment, closing cost, and gap financing to assist 4 LMI residents as first-time homebuyers
	<b>Planned Activities</b>	Provide downpayment, closing cost and gap financing for 4 first-time homebuyers
6	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$251,010 HOME: \$31,016
	<b>Description</b>	Provide management and oversight for the CDBG and HOME Programs to ensure compliance with all regulatory requirements through CDBG Program Administration and HOME Program Administration
	<b>Planned Activities</b>	Provide program management for CDBG and HOME programs
7	<b>Project Name</b>	Program Income
	<b>Target Area</b>	CDBG Target Area

<b>Goals Supported</b>	Housing Rehabilitation Code Enforcement Infrastructure Improvements Planning and Administration
<b>Needs Addressed</b>	Housing Rehabilitation Code Enforcement & Neighborhood Revitalization Sidewalk Improvements Street Improvements Alleyway Improvements Planning and Administration
<b>Funding</b>	CDBG: \$60,000 HOME: \$40,000
<b>Description</b>	The City received program income from: CDBG through housing rehabilitation loan payments/payoffs and lot clearance/boardup and demolition lien payoffs and HOME through housing rehabilitation loan payments/payoffs and affordable housing activities payoffs. CDBG housing rehabilitation program income is set up as a revolving loan fund. The City anticipates \$60,000 in CDBG PI and \$40,000 in HOME PI.
<b>Planned Activities</b>	Projects will be established based on the amount of PI received.

**Table 57 – Project Summary**

## **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**

The focus of the activities contained in the City of Galveston's 2013 Action Plan will be on a citywide basis in the low-moderate income areas. The Public Services, Code Enforcement and Housing Programs under the CDBG funds have been allocated on a Citywide basis for the projects. The Public Facility and Improvements under the CDBG funds have been allocated to specific LMI areas. All of the HOME funds are dedicated to Citywide projects.

The City of Galveston has a low-moderate income percentage of 59.6%. The total population of the Island is 48,865 (2008-2010 ACS 3-year) people with a racial/ethnic composition as follows: White 21,989 or 45%; Hispanic 15,295 or 31.3%; Black 9,382 or 19.2%; and Other 2,199 or 4.5%.

The Citywide low-moderate income neighborhoods are primarily located in the area of 1st Street to 61st Street (on the East and West) from Harborside, Avenue C, and Avenue E (on the North) to Seawall and Avenue S (on the South). Other low-moderate income areas outside of this core city area will also be considered for assistance. The low-moderate income areas are mostly located in Census Tracts: 7240, 7241, 7242, 7243, 7244, 7245, 7246, 7247, 7248, 7249, 7250, 7251, 7252, 7253, 7254, 7256, 7258 and 7259. These areas are also the primary locations for the minority concentrations of the City's population. The LMI percentage of this area is 66.2%.

The following comprise the primary LMI neighborhoods in this area:

- Old Central/Carver Park Neighborhood - The physical boundaries are 26th Street to 33rd Street from Mechanic to Avenue M, 33rd Street to 41st Street from Church to Avenue M, 41st Street to 45th Street from Postoffice to Avenue M, 45th Street to 53rd Street from Postoffice to Avenue L, and 53rd Street to 54th Street from Postoffice to Broadway. Old Central/Carver Park Neighborhood is primarily located in census tracts CT7240 BG1; CT1246 BG1, 2, and 3; CT7247 BG1; CT7251 BG1; and CT7252 BG1. 83.3% LMI
- San Jacinto Neighborhood - The physical boundaries are 6th Street to 23rd Street from Broadway to Seawall Blvd. San Jacinto Neighborhood is primarily located in census tract CT7244 BG1, 2, 3, 4, 5, and 6. 73.8% LMI
- Kempner Park Neighborhood - The physical boundaries are 23rd Street to 26th Street from Broadway to Seawall, 26th Street to 30th Street from Avenue M to Seawall, and 30th to 35th Streets from Avenue M to Avenue S. Kempner Park Neighborhood is primarily located in census tracts CT7247 BG2 and 3; CT7248 BG1, 2, and 3; and CT7249 BG1 and 2. 61.7% LMI
- Lasker Park/Bayou Shore Neighborhood - The physical boundaries are 35th Street to 45th Street from Avenue M to Avenue S, 45th Street to 53rd Street from Avenue L to Avenue S, and 53rd Street to 61st Street from Broadway to Avenue S and Stewart Road. Lasker Park/Bayou Shore Neighborhood is primarily located in census tracts CT1250 BG1 and 2; CT7251 BG2 and 3;

CT7252 BG2 and 3; CT7253 BG1, 2, and 3; CT7254 BG1, 2, 3, 4, and 5; and CT7258 BG3. 62.6% LMI

- East End Neighborhood - The physical boundaries are 6th Street to 19th Street from Harborside to Broadway. East End Neighborhood is primarily located in census tract CT7243 BG1, 2, 3, 4, 5, and 6. 66% LMI

There are 2 target LMI area projects in the following:

- Hollywood Heights Neighborhood - The physical boundaries are 61st Street to 75th Street from Avenue P 1/2 to Steward Road. Hollywood Heights Neighborhood is primarily located in census tract CT7258 BG3, 4, and 5. 61.3% LMI
- Avenues K to L from 25th to 57th Streets - Located in the Old Central, Carver Park and Bayou Shore Neighborhood areas. Primarily in census tracts CT 7247 BG1, CT7251 BG1, and CT7252 BG 1 and 2. 76.6% LMI

### Geographic Distribution

Target Area	Percentage of Funds
CDBG Target LMI Area	40.7%
Citywide including CDBG Target LMI Area	41.1%

Table 58 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City of Galveston has an overall low-moderate income percentage of 59.6%. The minority population is 55%. Projects are directed to the geographic areas with the highest concentrations of both the LMI and minority populations. CDBG and HOME funds will be directed primarily to Citywide activities to benefit low-moderate income individuals. Direct benefits include housing rehabilitation; affordable and fair housing initiatives; and public service activities. Area benefits include identification and correction of code violations and sidewalk and infrastructure installation. These activities both benefit low-moderate income persons, minority households, and also aid in the prevention of slums and/or blighted areas. The City's 2013 funding and PI will provide an estimated \$1,064,043 in CDBG and \$319,146 HOME funds directed to projects primarily benefiting low-moderate income persons.

These projects have been identified to meet a high priority in the Consolidated Plan as assigned based on a combination of factors, including documented quantifiable need, citizen input and the mission and goals of the City.

### Discussion

The areas that have been identified in the geographic distribution for the 2013 projects meets the needs and assessments as identified in the Consolidated Plan.

The following projects will be conducted on a Citywide basis for direct services to principally low-

moderate income residents:

- City Parks & Recreation Department – Youth Recreation Program

The following projects will be conducted on a Citywide basis for direct services to low-moderate income households:

- City Grants & Housing Department – Housing Rehabilitation Program
- City Grants & Housing Department – Homebuyer Assistance Program
- CHDO – Affordable Housing Project (housing unit will be sold to a low-moderate income homebuyer)

The following projects will be conducted within the Citywide low-moderate income areas:

- City Compliance Division – Code Enforcement Compliance Officers
- City Compliance Division – Demolition/Lot Clearance

The following projects will be conducted within the CDBG target area in specific low-moderate income sections:

- City Public Works Department – Avenue L-K from 25th-57th Streets Infrastructure Improvements
- City Public Works Department – Hollywood Heights/Parker School Area Sidewalk Installation Project

## Affordable Housing

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

#### Introduction

The City will utilize \$239,292 in CDBG funds and \$310,162 in HOME funds from the 2013 program year to address the identified housing needs. Other resources and programs expected to be available to the City of Galveston from non-federal, public and private sources for use in carrying out the housing effort in the 2013 program year are listed by activities as follows:

CDBG Program Income from previous rehabilitation loans is set up as a Revolving Loan Fund to provide local funds for homeowner rehabilitation administered through the Housing Rehabilitation Program under the City Grants and Housing Department. The City anticipates the receipt of approximately \$40,000 in loan repayments.

HOME Program Income provides local funds for homeowner rehabilitation through repayments from the HOME Program on previous rehabilitation loans that were administered through the City's Grants and Housing Department. It is anticipated that the City will receive an estimated \$40,000 in repayments of loans.

Rental Rehab Program (discontinued by HUD) provides local funds for homeowner rehabilitation through repayments from prior funded projects that were administered through the City's Grants and Housing Department. These funds can also be used for Match for the City's HOME funds. The City will waive building permit fees to match HOME funds. HOME funded CHDOs will provide the appropriate Match requirements for their projects.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	3
Special-Needs	1
Total	4

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	4
Total	9

**Table 60 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The City has allocated the following projects for the 2013 Program Year to assist with housing:

CDBG Housing Rehabilitation Program - \$189,292 for housing rehabilitation for 2 LMI single family housing units to include minimum, moderate and substantial rehabilitation

CDBG Housing Rehabilitation Project Delivery and Management \$50,000 for project delivery costs and project management/oversight to ensure compliance with all regulatory and building requirements

HOME Housing Rehabilitation Program - \$172,621 for housing rehabilitation for 2 LMI single family housing units to include minimum, moderate and substantial rehabilitation

HOME CHDO Affordable Housing Program - \$46,525 for the acquisition and rehabilitation/construction of an affordable housing unit to be sold to a LMI homebuyer; mandatory 15% set-aside

HOME Program Administration - \$31,016 for management and oversight to ensure regulatory, statutory and City compliance; 10% cap allowed for administration

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

### **Introduction**

The Galveston Housing Authority (GHA) manages the City's public housing units and housing choice voucher program. The majority of the GHA properties were severely damaged by Hurricane Ike. Only the senior and disabled designated high rise facilities have been rehabilitated from the storm damage and reopened as family units due to the lack of additional public housing units. GHA operates public housing units at Gulf Breeze, Holland House, the Oaks senior duplexes and scattered sites. The 569 family sites were the units destroyed by the storm, 40 units have been rebuild, and GHA is in the process of a rebuilding plan for the remaining 529.

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

The GHA continues to work on the final development plans to replace the 529 public housing units lost during Hurricane Ike. The planning elements propose to provide a combination of public housing complexes, mixed income developments and scattered site housing. Funding has been provided in the CDBG-based Ike Recovery funds to assist with the rebuilding. The mixed income developments are in the development phase.

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

Currently, most of the public housing residents are scattered throughout the state through temporary Section 8 housing choice vouchers until the 529 replacement units have been rebuilt. At that time, those desiring to return to Galveston or to public housing will do so and vacant units will be filled with those on the current waiting list. Until that time, very little resident involvement is possible for those who are off the Island. For those in the three remaining developments, GHA continues to seek resident involvement through residents' councils, regular resident meetings at the three developments, interaction between GHA staff and residents and encouraging resident comments, suggestions and feedback.

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

The GHA is not designated as a troubled agency.

### **Discussion**

The City of Galveston will continue to encourage the GHA to develop and implement programs for residential development, economic empowerment and encourage a drug free environment. The City supports efforts to provide decent, safe and sanitary housing for the very low to low-income residents of public housing.

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

### **Introduction**

Generally other than CDBG funds that can address homeless and special needs populations' issues, limited to the cap on public service, the City itself does not have resources that can address homelessness or special needs activities. The City of Galveston's primary response to local homelessness has been through its participation in the local Continuum of Care (CoC) planning and grant application process. The Gulf Coast Homeless Coalition coordinates the CoC. Special Needs populations are served in the City of Galveston through a number of agencies and funding streams.

**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**

Each winter a Point In Time enumeration of homeless persons, particularly unsheltered homeless, is conducted to not only count the number of homeless individuals and families but also to assess their needs. Additionally, Continuum of Care member agencies have street outreach staff who locate, identify, engage and enroll persons who sleep on the streets or in places not meant for human habitation. These teams target persons with mental illness, substance abuse disorder, persons who are chronically homeless, families with children and unaccompanied youth. Other efforts include offering safe houses for homeless youth and a day shelter for homeless adults, where staff screen, assess and engage persons in an effort to enroll them in housing and supportive services programs.

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

Homeless shelters in Galveston as well as the other areas of the CoC also provide case management and referral services to assist homeless individuals and families make the transition to more suitable housing as soon as possible. Emergency shelters are not meant to become permanent residences and most organizations limit the time a person is allowed to remain in the shelter.

The City of Galveston has three emergency shelters. The Salvation Army in Galveston has the capacity to shelter 96 single individuals each night and provides referrals to service and housing programs. The Resource and Crisis Center of Galveston County provides emergency shelter for women and children. The Center has four family units (total of 14 beds) and 17 shelter beds for individuals. The Children's Center provides emergency shelter to single individuals and households with children. The Children's Center can shelter 15 families with children and two individuals each night.

**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 CoC has identified the following strategies to assist transitional housing participants in moving into permanent housing: (1) solicit, analyze and publish information from transitional housing providers regarding obstacles to moving clients into permanent housing and strategize to develop solutions; (2) meet with mainstream resources agencies to prioritize applications from transitional housing participants; (3) meet with PHAs to prioritize transitional housing participants with special needs for Section 8 housing; (4) negotiate with mainstream resource program sponsors and landlords to secure more flexible approval terms for persons with felonies; (5) partner with WIA agencies to help transitional housing participants obtain employment and job training; (6) develop a MOU with the Texas Department of Transportation to expedite IDs for homeless persons; (7) develop MOUs with mainstream resource programs to remove barriers and expedite access to entitlements for homeless applicants; and (8) designate specific mainstream resource program staff to work with homeless service providers and individuals.

The Gulf Coast Center operates permanent supportive housing program for 45 single homeless individuals with severe mental illness, with 25 beds set aside for the chronically homeless. Though not specifically designated, the beds are often accessed by veterans. The 44 permanent supportive housing beds lost due to Hurricane Ike are being replaced as funding and property availability permit.

Galveston Housing Authority provides Veterans Affairs Supportive Housing (VASH) -funded Section 8 HCVs as permanent housing solutions for homeless veterans.

**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 City of Galveston is not an entitlement community for the Emergency Shelter Grant (ESG) program. Agencies can apply for ESG funding through the Texas Department of Housing and Community Affairs. In 2012, the only agency to receive ESG funds to serve Galveston was Catholic Charities, which received \$149,949 to serve 9 counties including Galveston County. The City of Galveston relies on the leadership and support of the Gulf Coast Homeless Coalition and the local agencies to direct all aspects of the community's strategies to address homelessness and assist in the discharge coordination of individuals.

## **Discussion**

The City of Galveston received \$585,604 of Homeless Prevention and Rapid Re-Housing (HPRP) funding under the ARRA Program. The Salvation Army of Galveston also received \$387,500 of HPRP funding from the Texas Department of Housing and Community Affairs. The City of Galveston provided HPRP funding to four subrecipient agencies: The Salvation Army of Galveston, Jesse Tree, The Gulf Coast Center and The Children's Center. All of the subrecipients provided short-term rental assistance (up to three months) and The Salvation Army also provided medium-term rental assistance (up to six months). Three of the subrecipients provided both prevention and rapid re-housing assistance and one provided homeless prevention assistance. The HPRP program provided 740 households with rent, utilities, security deposits, utility deposits and/or hotel vouchers. 98.67% of the households that received homeless prevention assistance were able to exit the program and remain in a permanent destination, and 85.71% of the households that received rapid re-housing assistance were able to exit the program to a permanent destination. The HPRP program ended in 2012 and without ESG funds, the prevention programs must seek private funding to continue. Funding for non-profit public service agencies has become harder for local providers to access. Programs such as the HPRP provided a major benefit for a city Galveston's size. After Hurricane Ike, the number of homeless individuals and families increased while the bed count decreased slightly. As a result, there is a shortage of shelter and housing for the literally homeless. Additionally, there is a shortage of services to assist the homeless. While Galveston has a sizable homeless population (approximately 837), as well as other at-risk and low-income residents in need of similar services, the economies of scale and ability to consolidate services in a concise area limits agencies in establishing an adequate array of mainstream services.

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

### **Introduction:**

The City strives to foster and maintain affordable housing for the low-moderate income and minority populations.

The City continues to struggle with its rebuilding efforts from the damages of Hurricane Ike. There has been the delay in the reconstruction of 529 of the destroyed 569 units of public housing and in the completion of the Disaster Recovery repair/reconstruction of the low- to moderate-income owner occupied units.

### **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**

The City is currently engaged in a revision of all previous relevant planning activities and documents to assess and correct deficiencies within planning codes and regulations into a coordinated land use management system. The City will update old and develop new city ordinances to allow the City to control and monitor planning and construction within the City to insure proper planning.

The City strives to foster and maintain affordable housing and minority housing. The City will continue to fund its housing rehabilitation program, which provides emergency, moderate, substantial and new home construction services for low-moderate income individuals and families and persons with disabilities. The City will assist 4 housing units with rehabilitation/reconstruction assistance for homeowners or rental properties during the year with CDBG and HOME funds. Through the CDBG and HOME Programs, housing rehabilitation assistance will continue to have a impact on servicing the needs of the very-low and low-income residents. The housing rehabilitation program will ensure that eligible residents with substandard homes will have decent, safe and sanitary living conditions.

The City's Homebuyer Assistance Program (HAP) offers downpayment and closing cost assistance to first-time homebuyers that are low-moderate income individuals and families or persons with disabilities. The City will assist LMI homebuyers during the coming year to purchase their first home with prior year funding.

The City will continue to support and provide technical assistance to non-profit agencies providing affordable housing services to the homeless, residents of the public housing authority and other low-income persons, and other public service providers.

### **Discussion:**

The cost of living and maintaining affordable housing on Galveston Island will still provide an impact to

affordable housing that cannot be removed. In the wake of Ike, there have been policies instituted to prevent the degree of housing destruction that occurred with the Bay-side storm surge and flooding. Many properties have to be elevated during reconstruction or rehabilitation based on the property to rehabilitation value due to the City's floodplain management. However, given these new policies aimed at protecting the lives, safety and homes of residents, the cost of rehabilitation and reconstruction has increased significantly. The cost of insurance, general homeowners, flood and windstorm, has placed housing costs out of affordability for many in Galveston. The disasters throughout the country have caused insurers to significantly increase the premiums for general homeowners insurance, and the result of Ike has been a monumental increase in windstorm and flood insurance costs.

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

### **Introduction:**

The CDBG and HOME Programs will utilize all definable aspects available to form partnerships that strive to revitalize low-moderate income neighborhoods in the City and provide benefits for low-moderate income residents.

### **Action Plan Citizen Participation:**

City staff conducted a public hearing to receive citizen comments on March 14, 2013 with City Council. Public Notices were advertised in the Galveston Daily News on March 10 and 13 and posted on the City's website advising the citizenry of the public hearing. A public hearing was conducted during the City Council meeting on March 14, 2013 to obtain citizen comments on the 2013 Consolidated Programs. There was 1 comment received. Council meetings are aired on the local cable access channel and available on the City's website allowing for public review. Grants and Housing staff made a presentation to City Council on the proposed 2013 CDBG and HOME Programs at the March 28, 2013 meeting for approval of the recommended projects and allocations. Citizens are allowed a public comment period during the Council meetings for all agenda items. There was 1 comment made regarding the programs at the meeting. Council meetings are aired on the local cable access channel and on the City's website allowing for public review. During the Public Hearing on March 14th and the Council meeting for approval of the 2013 projects on March 28th, 1 citizen spoke at each of the meetings. The public comments were: Not enough funding was directed to the housing program; Does not support the code enforcement funding level; and Not enough funding was directed to demolition.

A 30-day public comment period was conducted from April 8, 2013 to May 7, 2013. Staff advertised in the Galveston Daily News and posted the notice on the City's website for the 2013 CDBG and HOME Programs' projects and allocations upon approval of the Council to initiate the 30-day citizen comment period. The 30-day citizen comment period was completed on May 7, 2013. One comment was received. A coalition of groups active with the advocacy of the Disaster Housing Program requested the City allocate funding for the Round 2 Disaster (Ike) Housing Program to provide temporary rent and storage assistance to LMI families who are forced to leave their homes during the rehabilitation / reconstruction of the damages. Due to the limited funding the City will receive from the 2013 CDBG and HOME allocations, the City will recommend that the remainder of funding from the Round 1 Disaster Housing Program Temporary Rental Assistance Set-aside be used for these purposes.

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

With the limited resources the City receives through HUD funding, the City has developed a program of projects to best meet the underserved needs of the community. The approved activities are designed to impact the provision of public services for children and youth programs; infrastructure needs; code enforcement for the community development needs and housing rehabilitation and homeownership assistance for affordable housing needs to assist in the City's direct services to low-moderate income

persons or low-moderate income areas. The City is receiving millions of dollars made available for hurricane recovery efforts, but the need exceeds the available resources and some residents ability to access those funds. Other public funding sources and private sources will also be used to accomplish improvements needed within the City. The City will continue to provide technical assistance and support to non-profit service providers to identify funding opportunities and prepare funding applications. The City will also continue to explore opportunities to leverage additional public and private funds in all areas of activity.

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

The City will continue to fund its housing rehabilitation program, which provides emergency, moderate, substantial, and new home construction, services for low-moderate income individuals and families and persons with disabilities.

The City has up to \$14,500 in the Homebuyer Assistance Program (HAP) to offer downpayment and closing cost assistance to first-time homebuyers that are low-moderate income individuals and families or persons with disabilities.

The City of Galveston has adopted building codes that require all homes to be constructed and maintained to protect the health and safety of residents. The rehabilitation of older or existing structures is encouraged to maintain the various neighborhoods' character. The City will continue to promote both new development and redevelopment in the low-moderate income areas.

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

The Grants & Housing Department addresses LBP hazards on every rehabilitation job that is undertaken. A risk assessment is conducted on each project to identify all LBP Hazards. The hazards identified are addressed using the proper methods depending on the cost of the project in accordance with HUD's LBP rules. After the rehabilitation work is completed, a clearance exam is performed to ensure the unit has been cleaned properly. Therefore, every project completed will lower the LBP hazards in Galveston providing lead-safe housing to extremely low-income, low-income, and moderate-income families. By lowering the LBP hazards in housing, we are directly lowering the probability of the occurrence of lead poisoning. The City of Galveston's Grants and Housing Department has actively solicited contractors who are trained in safe work practices.

During the 2013 program year, the City of Galveston will enforce its Lead-Based Paint Ordinance. The ordinance is designed to reduce the hazards of Lead-Based Paint exposure through proper abatement and removal techniques. The City will continue to increase public awareness of Lead-Based Paint hazards through its housing rehabilitation and environmental development programs.

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

The City has primarily focused its efforts for business recruitment, development and retention through

the Galveston Chamber of Commerce and the Galveston Economic Development Partnership (GEDP). They continue to formulate an economic development strategy to bring new or increased business opportunities and jobs to the Island.

Galveston College has developed a Vocational Technical Center. This training facility will provide opportunities to the City's low-moderate income population to develop vocational skills that are designed to meet the needs of the local businesses.

Galveston College offers to graduates of all Galveston High Schools (public and private) two (2) years of college at no charge through its Universal Access Program. These educational opportunities will enhance the employment possibilities for young people in the community.

The City's Disaster Housing Program and non-disaster CDBG and HOME funded rehabilitation and reconstruction programs encourage the employment of local subcontractors and tradesmen on the housing rehabilitation and reconstruction projects that will be constructed. This program will also enhance the living conditions of primarily the low-moderate income residential housing units through rehabilitation and reconstruction.

The City's demolition and lot clearance activity provides local contracting opportunities for small businesses or individuals.

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

The City of Galveston coordinates and administers its housing and community development efforts through the Grants and Housing Department. The Grants and Housing Department reports to the City Manager, Mayor and City Council in Galveston. The department works with other City departments, State and federal agencies, local community groups, for-profit and nonprofits to identify resources, coordinate and implement priority programs. The Grants and Housing Department provides funding, expertise, technical assistance and documentation of need to the general-fund departments of the City, such as the Planning and Public Works Departments. The Grants and Housing Department works closely with neighborhoods/residents and the other City departments to identify needs and priorities.

The Grants and Housing Department will continue to provide technical assistance to housing and service providers in the implementation of their programs and the coordination of services. Due to the limits of CDBG funding, the City must rely on other agencies to fund and carry out the majority of the supportive services in Galveston, to develop transitional and permanent housing for the low-income, homeless and special populations and to link services with housing. However, the Grants and Housing Department will be an integral element of these programs by providing technical assistance, facilitating the platting and permitting processes and identifying/securing properties for housing or supportive services.

The City and Galveston Housing Authority will continue working closely together to restore housing to the low- and moderate-income residents of Galveston. The housing rehabilitation and development has required collaboration between GHA and the City. Grants and Housing has been, and will continue to be,

an integral element of the work with Public Works for enhanced infrastructure around the development sites.

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

The City of Galveston's Grants and Housing Department staff is committed to working closely with all public and private housing providers and social service providers to coordinate the delivery of services to the low-moderate income individuals of Galveston.

City staff will provide under its own rehabilitation/reconstruction program and along with the efforts of the Galveston Housing Finance Corporation, Galveston Housing Authority, certified Community Development Housing Organizations, Galveston Historical Foundation and any other public or private entity to enhance the delivery of housing services to low-moderate income individuals and families and persons with disabilities. During this grant year, the City will actively work with any interested organization to expand the development of affordable housing opportunities. The disaster recovery funds will continue to provide homeowner housing rehabilitation/reconstruction and rehabilitation/reconstruction for rental properties.

The City has a number of public and nonprofit agencies providing services to the community through federal, state, and local public and private foundations, and donation funding. When requested, City staff will provide technical assistance and organizational support for non-profit service providers researching and filing grant applications for services for low-moderate income individuals or for capacity building efforts.

**Discussion:**

Services for low-moderate income children and youth, vigorous code enforcement, reduction of substandard housing, and major infrastructure improvements complemented with active citizen participation aid in meeting the objective of the other actions required.

## Program Specific Requirements

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

#### Introduction:

The 2013 CDBG and HOME Programs were designed to meet the High priorities and needs as established by the five-year strategic planning document the 2013 Consolidated Plan. The 2013 Program of Projects were all determined to be eligible and allocable per the HUD regulations and other requirements that regulate the CDBG and HOME Programs.

Under the CDBG Program, all projects were determined to meet one of the three program objectives. The CDBG projects will primarily provide a benefit to the low-moderate income population either through a direct benefit activity or a low-moderate income area benefit activity. The 2013 CDBG funded projects will provide 80% of the allocation to benefit the low-moderate income population. The CDBG Program Administration was funded within the 20% administration cap and the Public Services were funded within the 15% cap.

The HOME Program projects were determined to meet the objective of serving low-moderate income households. The HOME CHDO project was funded for the mandatory set-aside of the 15% of the funding. The HOME Program Administration was funded within the 10% administration cap.

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

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
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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: 2013.

80.00%

**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 of Galveston will not use other forms of investment; it will only use those forms as described in § 92.205(b).

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 Galveston Homebuyer Assistance Program uses the recapture provision in accordance with § 92.254 of the HOME rule. In the event that the house is sold within the first five years from date of purchase, the buyer(s) must repay a prorata share of the HAP assistance based on the time the homeowner has owned and occupied the housing measured against the required affordability period to the City of Galveston Grants & Housing Department.

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:

The City of Galveston Homebuyer Assistance Program allows up to \$14,500 for assistance to first-time homebuyers. An affordability period of five-years is from the date of purchase is affixed to the applicant by a Promissory Note and a lien is attached to the property to ensure the affordability period. If the homebuyer sells the property within the five-year period, the buyer must repay a prorata share of the HAP assistance based on the time the property was occupied.

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 of Galveston will not refinance any existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

**Discussion:**

The City has allocated for the receipt of \$310,162 based on its 2012 HOME allocation. The following projects were funded: Housing Rehabilitation/Reconstruction Program, Homebuyer Assistance Program, CHDO Affordable Housing Project, and HOME Program Administration. The CHDO Affordable Housing Project was funded for the mandatory 15% set-aside requirement. The HOME Program Administration was funded for the 10% cap allowance.

The HOME match requirement for direct project costs will be provided by the City and CHDO. The City of Galveston will satisfy the Match Requirements by using existing match carried over from previous years, match commitments obligated by subrecipients using HOME dollars, waived permit fees for HOME funded projects, and the City will use Rental Rehabilitation funds in conjunction with the HOME funds to be counted toward Match.

**CITY OF GALVESTON**  
**2013 CDBG & HOME SUBSTANTIAL AMENDMENT**  
**AUGUST 16, 2013**

Participating Jurisdiction: City of Galveston	Contact Person: Alice T. Law, Assistant Director
Jurisdiction Web Address: <a href="http://cityofgalveston.org">http://cityofgalveston.org</a>	Address: Grants & Housing Department City of Galveston P. O. Box 779 Galveston, TX 77553
	Telephone: (409) 797-3820
	FAX: (409) 797-3888
	Email: <a href="mailto:lawali@cityofgalveston.org">lawali@cityofgalveston.org</a>

This document is a substantial amendment to the 2013 Action Plan submitted by the City of Galveston. The Action Plan is the annual update to the Consolidated Plan for PY's 2013 through 2017 to provide annual project information that the City has approved for that program year. This amendment outlines the changes that were approved for the PY2013.

The SF424 for the amended 2013 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) is included in Attachment A.

On March 28, 2013, the Galveston City Council approved the CDBG and HOME Programs of Projects in the amount of \$1,565,215 (\$1,255,053 in CDBG funding and \$310,162 in HOME funding) to meet the City's U.S. Dept. of Housing and Urban Development (HUD) deadlines for submission of the 2013 Consolidated Action Plan. The City used its 2012 allocations per HUD's instructions since the HUD allocations had not been approved at that time.

The City submitted its 2013 Consolidated Plan and One-Year Action Plan through HUD's IDIS e-Con Planning Suite on April 17, 2013. The Plan was returned on May 1st for the completion and addition of any comments received during the citizen comment periods. The Plan was resubmitted on May 8, 2013.

The City of Galveston received its HUD approved 2013 allocations for CDBG and HOME Programs on June 7, 2013 through a May 30, 2013 letter of notice. The City will receive \$1,210,918 in CDBG funds and \$248,988 in HOME funds.

The Grants & Housing Department staff developed an amended CDBG and HOME Programs of Projects based on its original submission of projects in its 2013 Consolidated Action Plan to meet the City's actual HUD allocations and regulatory funding limits. The City's actual funding amounts were reduced by 3.52% under the CDBG Program and 19.72% under the HOME Program. The previously approved projects for the 2013PY were individually reduced by these amounts. On July 11, 2013, the Galveston City Council approved an amended list of projects for its 2013 CDBG and HOME Consolidated Program Year. These projects will meet the following

2013 Community Development and Housing Objectives that are consistent with the City's 2013-2017 5-Year Consolidated Plan. HUD allocations for the City of Galveston 2013 Consolidated Program Year are CDBG \$1,210,918 and HOME \$248,988 as reflected in the budgets that follow. The City is estimating that it will receive \$60,000 in CDBG Program Income and \$40,000 HOME Program Income based on the receipts of previous years.

**2013 Community Development & Housing Objectives**

1. To provide and expand the supply of safe, decent, and affordable housing through the rehabilitation of existing residential property and the development of new residential property for low-moderate income persons;
2. To provide and expand homeownership opportunities for low-moderate income homebuyers;
3. To reduce the number of housing units containing lead based paint and other lead hazards;
4. To identify and eliminate barriers to affordable housing and impediments to fair housing;
5. Provide code enforcement and neighborhood revitalization activities to diminish blight, unsafe buildings and lots, and general neighborhood decay in low-moderate income areas;
6. Provide infrastructure enhancement to support neighborhood revitalization and new residential development in low-moderate income areas;
7. Promote the health and well-being of city residents through the provision of public and supportive services;
8. To facilitate neighborhood, comprehensive, and individual project management, planning, and capacity building activities for low/moderate income areas;
9. Provide economic development opportunities for low-moderate income and for their employers; and
10. Assist in the coordination of resources in the community through expansion/enhancement of the homeless Continuum of Care Program.

**2013 Community Development Block Grant**

<b>Public Service</b>	<b>\$</b>	<b>181,637</b>
A. Parks & Recreation Department-Youth Programs	\$	181,637
Objective: 1200 primarily LMI (95%) children & youth		
Description: The City will implement youth recreational and educational activities through the Parks & Recreation Dept. summer and after-school programs. The project will provide funding for staff and equipment/supplies to implement the program to benefit primarily LMI children and youth, ages 5-18. Programs are conducted in facilities located in LMI neighborhoods and are open to children and youth on a Citywide basis. Activities will primarily be conducted at Menard Park & Recreation Center, 27 <sup>th</sup> & Seawall and Wright-Cuney Park & Recreation Center, 41 <sup>st</sup> & Avenue H.		
Benefit Area: Citywide Direct LMI benefit		

**Public Facilities & Improvements** \$ 322,731

A. Public Works Department-Avenue K - L from 25th to 57th Streets \$ 177,323

Infrastructure Improvements

Objective: installation of 30 blocks of sidewalks in LMI areas

Description: The Public Works Dept. will provide 14,500 linear feet (30 blks.) of 5' wide sidewalks and ADA handicap ramps installation and landscaping obstruction removal/relocation/replanting and tree stump removal in the right-of-ways in LMI areas to provide safe, accessible pedestrian walkways.

Benefit Area: Avenues K-L from 25<sup>th</sup> to 57<sup>th</sup> Streets

B. Public Works Department-Sidewalk Installation Project \$ 145,408

Objective: install 25 blocks of sidewalks in LMI areas

Description: The City Public Works Dept. will provide sidewalk installation improvements in the right-of-ways in the LMI areas located in the Hollywood Heights/Parker School Area to assist in safe pedestrian walkways. The improvements will install 11,500 linear feet (25 blks.) of 5' wide sidewalks and ADA handicap ramps.

Benefit Area: Hollywood Heights/Parker School area from 61<sup>st</sup> to 75<sup>th</sup> Streets from Avenue P ½ to Stewart Road

**Code Enforcement** \$ 233,490

A. Compliance Division-Code Compliance Officers \$ 204,545

Objective: 7,000 properties

Description: The City Compliance Division will provide Code Enforcement through 4 Code Compliance Officers to perform inspections and enforce housing, zoning, and environmental codes in LMI neighborhoods and areas. Officers will conduct approximately 7,000 property inspections with 3,500 reinspections of properties identified with code issues.

Benefit Area: Citywide LMI areas from 1<sup>st</sup> to 61<sup>st</sup> Streets from Harborside to Seawall and other LMI areas from 61<sup>st</sup> to 103<sup>rd</sup> Streets

B. Compliance Division-Demolition & Lot Clearance \$ 28,945

Objective: 4 demolitions & 95 lot clearance/boardups

Description: The City Compliance Division will provide demolition of 4 dilapidated/unsafe structures and lot clearances/boardups of 95 properties determined to be nuisance and safety issues in LMI neighborhoods and areas through the remediation of substandard properties and the physical adverse effects that lead to environmental contaminants and vermin infestation.

Benefit Area: Citywide LMI areas from 1<sup>st</sup> to 61<sup>st</sup> Streets from Harborside to Seawall and other LMI areas from 61<sup>st</sup> to 103<sup>rd</sup> Streets

**Housing Rehabilitation** \$ 230,877

A. Grants & Housing Department-Housing Rehabilitation Program \$ 182,635

Objective: 2 housing units

Description: The City Grants & Housing Dept. will provide housing rehabilitation to 2 single-family housing units for LMI properties with safe, sanitary, affordable housing.

Benefit Area: Citywide direct LMI household benefit

B. Housing Rehabilitation Administration-Housing Program Management \$ 48,242  
 Description: The Grants & Housing Department will provide Housing Rehabilitation Administration and project delivery for its housing rehabilitation and affordable housing program and other related housing activities.

**Planning & Program Administration \$ 242,183**

A. CDBG Program Administration-CDBG Program Management \$ 242,183  
 Description: The Grants & Housing Department will provide management of the CDBG and HOME Programs to ensure regulatory compliance and reporting requirements.

**CDBG Grand Total \$ 1,210,918**

**Estimated CDBG Program Income (Housing & Code Enforcement Repayments of loans and liens) \$ 60,000**

Description: estimated \$15,000 in repayment of housing rehabilitation loans and 45,000 in repayment of lot clearance/boardup/demolition liens. Housing rehabilitation loans will be set up as a revolving loan program to assist in the housing rehabilitation program and general program income will be used for eligible projects as identified in the 5-year Consolidated Plan.

**2013 HOME Investment Partnerships Program**

**Affordable Housing/Housing Rehabilitation \$ 224,090**

A. Grants & Housing Department-Housing Rehabilitation Program \$ 138,575

Objective: 1 housing unit  
 Description: The City Housing Rehabilitation Program will provide minimum, moderate, substantial and/or emergency rehabilitation or reconstruction to 1 single-family (1-4) housing unit to assist LMI household with safe, sanitary, affordable housing.  
 Benefit Area: Citywide direct LMI household benefit

B. Community Housing Dev. Org. (CHDO) Program-Housing Acquisition and Rehabilitation \$ 37,349

Objective: 1 housing unit  
 Description: The City will collaborate with a certified CHDO to acquire and rehabilitate a housing unit for LMI household to purchase.  
 Benefit Area: Citywide direct LMI household benefit

C. Grants & Housing Dept.-Homebuyer Assistance Program \$ 48,166

Objective: 3 housing units  
 Description: The City will provide downpayment, closing cost, and/or gap financing to assist 3 LMI households as first-time homebuyers.  
 Benefit Area: Citywide direct LMI household benefit

**HOME Program Administration \$ 24,898**

A. HOME Program Administration-Home Program Management \$ 24,898

Description: The City Grants & Housing Department will provide HOME Program Administration to ensure regulatory compliance and reporting requirements.

**HOME Grand Total** \$ **248,988**

**Estimated HOME Program Income (Housing Repayments of loans)** \$ **40,000**

Repayment of housing rehabilitation loans will be used to primarily assist in the housing rehabilitation program and other eligible activity/s identified in the 5-year Consolidated Plan.

The City conducted a public comment period from July 17 through August 15, 2013 to allow public participation in the Consolidated Planning substantial amendment process. A public notice advising of the amendment and citizen review period was published in the Galveston Daily News on July 16<sup>th</sup> and August 1<sup>st</sup> and on posted on the City's website on July 15<sup>th</sup> through the 30-day comment period (Attachment B). The amended list of projects was posted on the City's website. During the comment period, there were 2 requests: 1 for the location of the amended list of projects on the City's website and 1 for information regarding the Homebuyer Assistance Program. Both requests were provided with the information. There were no comments regarding the amendment received during the 30-day comment period. There was 1 comment at the July 11<sup>th</sup> Council meeting during the public comment stating that the funding for housing rehabilitation was not enough and the other projects should not be funded as the program was designed for housing assistance.

### **Summary of the Objectives and Outcomes**

The 2013 CDBG and HOME Programs will provide the following one-year objectives and outcomes:

#### **Housing Program**

Housing Priority - To provide and expand the supply of safe, decent and affordable housing through the rehabilitation of existing residential property and the construction of new residential properties

- Housing Rehabilitation Program-provide rehabilitation to 3 LMI single family housing units to meet the objective to improve the quality of housing.
- Certified CHDO-acquire and rehabilitate 1 housing unit to be sold to LMI person/s to meet the objective to increase the availability of affordable owner housing.

Housing Priority - To provide and expand homeownership opportunities for low-moderate income homebuyers

- Homebuyer Assistance Program-provide downpayment, closing cost, and gap financing to assist 3 LMI first-time homebuyers to meet the objective to provide access to affordable owner housing.

Outcome Measure – Affordability by providing decent affordable housing to 3 LMI rehabilitation housing units, 1 acquisition and rehabilitation housing unit to be sold to LMI homebuyer, and assisting 3 LMI first-time homebuyers with home purchases

### **Public Services**

Community Development Priority - Promote the health and well-being of city residents through the provision of public and supportive services

- Parks & Recreation Dept. summer and after-school programs-youth recreational and educational activities at City park recreation facilities located in LMI neighborhoods. Provide staff and equipment/supplies to coordinate programs to benefit 1,200 primarily LMI youth (95% LMI) to meet the objective to improve the services for LMI persons.

Outcome Measure – Availability/Accessibility to a more suitable living environment by providing new services to 1,200 youth (95% LMI) through education/recreation programs

### **Public Facilities & Improvements**

Community Development Priority - Provide infrastructure enhancement to support neighborhood revitalization and new residential development

- Public Works Dept.-provide 15,000 linear feet (40 blocks) of 5' W sidewalks and ADA handicap ramps installation and landscaping obstruction removal/ relocation/replanting and tree stump removal in LMI areas of Avenues L-K and 25th to 57th Streets and 12,000 linear feet (35 blocks) of 5' W sidewalks and ADA handicap ramps installation to LMI areas Hollywood Heights/Parker School neighborhood. Install approximately 75 blocks of sidewalks in LMI areas to meet the objective to improve the quality or increase the quantity of public improvements for lower income persons.

Outcome Measure – Sustainability of a more suitable living environment by providing access to public facilities and infrastructure improvements to the City's low-moderate income areas as a direct benefit with an indirect benefit for the entire population of 4,713, 71.25% LMI

### **Code Enforcement**

Community Development Priority - Provide code enforcement and neighborhood revitalization activities to diminish blight, unsafe buildings and lots, and general neighborhood decay

- Compliance Division-provide 4 Code Compliance Officers to perform 7,000 inspections to enforce codes in LMI neighborhoods and complete the demolition of 4 dilapidated/unsafe structures and lot clearances/boardups to 95 properties determined to be nuisance and safety issues in LMI neighborhoods and areas. Meet the objective to improve the services in LMI areas for approximately 43,000 population.

Outcome Measure – Sustainability of a more suitable living environment by providing access to compliance officers in the City's LMI neighborhoods to 7,000 properties and demolition/lot clearance and boardup for 99 properties to 43,000 population, 66.22%LMI

## **2013 Other Objectives**

Other objectives will be met with the 2013 CDBG and HOME Programs are as follows:

### **Program Administration**

Community Development Priority - To facilitate neighborhood, comprehensive, and individual project management, planning, and capacity building activities for low/moderate income areas

- Grants & Housing Department-provide management and oversight for the CDBG and HOME Programs to ensure compliance with all regulatory requirements.

### **Housing**

Housing Priority - To reduce the number of housing units containing lead based paint and other lead hazards

- City will enforce its Lead-Based Paint Ordinance. The ordinance is designed to reduce the hazards of Lead-Based Paint exposure through proper interim controls, abatement and removal techniques. The City will continue to increase public awareness of Lead-Based Paint hazards through its housing rehabilitation and environmental development programs. The City will enforce LBP hazards on each rehabilitation project that it undertakes.

Housing Priority - To identify and eliminate barriers to affordable housing and impediments to fair housing

- City will continue to review policies to ensure that no new ordinances are passed that will negatively impact only affordable or fair housing or that changes in the economy and development practices do not render existing policies as adversely affecting fair and affordable housing choice. The City will continue to educate the consumers on the fair housing law and avenues for filing complaints. The City will receive fair housing complaints and forward them to the Houston HUD office. The City of Galveston periodically publishes the HUD Fair Housing toll-free hotline number and public service announcements in the general-circulation newspaper. The Grants & Housing Department also posts Fair Housing and contact information on its City webpage.

### **Economic Development**

Community Development Priority - Provide economic development opportunities for the low-moderate income and for their employers

- City will seek to utilize Section 3 residents/ businesses and local M/WBE contractors/ residents to participate in housing rehabilitation, public facility and improvements construction, demolition/ lot clearance and other contracting opportunities.

### **Homeless Continuum of Care**

Community Development Priority - Assist in the coordination of resources in the community through expansion/enhancement of the homeless Continuum of Care Program

- City relies on the leadership and support of the Gulf Coast Homeless Coalition to direct all aspects of the community's strategies to address homelessness. The City will

participate with and provide information and technical assistance to assist in the expansion and/or enhancement of services for the homeless as needed.

The 2013 CDBG and HOME Programs were designed to meet the High priorities and needs as established by the five-year strategic planning document the 2013 Consolidated Plan. The 2013 Program of Projects were all determined to be eligible and allocable per the HUD regulations and other requirements that regulate the CDBG and HOME Programs.

Under the CDBG Program, all projects were designed to meet one of the three program objectives. The CDBG projects will primarily provide a benefit to the low-moderate income population either through a direct benefit activity or a low-moderate income area benefit activity. The 2013 CDBG funded projects will provide 80% of the allocation to benefit the low-moderate income population. The CDBG Program Administration was funded within the 20% administration cap.

The HOME Program projects were designed to meet the objective of serving low-moderate income households. The HOME CHDO project was funded for the mandatory set-aside of the 15% of the funding. The HOME Program Administration was funded within the 10% administration cap.

# Attachment A



# SF 424

424

Date Submitted: August 16, 2013		Applicant Identifier: B-13-MC-48-0016 M-13-MC-48-0208		Type of Submission	
Date Received by HUD		Federal Identifier		<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
				<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>					
Jurisdiction: City of Galveston			UOG Code: TX481986 Galveston		
P.O. Box 779			Organizational DUNS: 020819694		
(905 25 <sup>th</sup> Street, 77550)			Organizational Unit: City of Galveston		
Galveston		Texas		Department: Grants & Housing Department	
77553		Country: U.S.A.		Division: N/A	
Employer Identification Number (EIN):			County: Galveston		
74-6000905			Program Year Start Date: 06/01		
Applicant Type:			Specify Other Type if necessary:		
Local Government: City			Specify Other Type		
			U.S. Department of Housing and Urban Development		
<b>Program Funding</b>					
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant			14.218 Entitlement Grant		
CDBG Project Titles: Public Services, Public Facilities & Improvements, Code Enforcement, Housing Rehabilitation, and Program Administration			Description of Areas Affected by CDBG Project(s): Citywide basis LMI areas		
\$1,210,918 CDBG Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$60,000 Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s)					
<b>Home Investment Partnerships Program</b>			14.239 HOME		
HOME Project Titles: Affordable Housing/Housing Rehabilitation and Program Administration			Description of Areas Affected by HOME Project(s): Citywide basis for direct LMI households		
\$248,988 HOME Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$40,000 Anticipated Program Income			Other (Describe)		

<b>Total Funds Leveraged for HOME-based Project(s)</b>			
<b>Congressional Districts of:</b>		<b>Is application subject to review by state Executive Order 12372 Process?</b>	
<b>Applicant Districts:</b> 14 <sup>th</sup> District	<b>Project Districts:</b> 14 <sup>th</sup> District		
<b>Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.</b>		<input type="checkbox"/> Yes	<b>This application was made available to the state EO 12372 process for review on DATE</b>
		<input checked="" type="checkbox"/> No	<b>Program is not covered by EO 12372</b>
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	<b>Program has not been selected by the state for review</b>

<b>Person to be contacted regarding this application</b>		
<b>Sterling</b>	<b>W.</b>	<b>Patrick</b>
<b>Title: Director</b>	<b>Phone: 409-797-3820</b>	<b>Fax: 409-797-3888</b>
<b>Grants &amp; Housing Department</b>		
<b>eMail:</b> patrickste@cityofgalveston.org	<b>Grantee Website:</b> www.cityofgalveston.org	<b>Other Contact: N/A</b>
<b>Signature of Authorized Representative:</b> Michael W. Kovacs, City Manager  		<b>Date Signed</b> August 16, 2013

# Attachment B

# CITY OF GALVESTON

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- Home
- Administration
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- City Council
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- Locations
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## News 2013

### NOTICE TO THE PUBLIC - 2013 AMENDED CONSOLIDATED PROGRAM

07/15/13

*NOTICE TO THE PUBLIC - 2013 AMENDED CONSOLIDATED PROGRAM CITY COUNCIL APPROVED JULY 11, 2013*

### NOTICE TO THE PUBLIC July 15, 2013

The City of Galveston will amend its 2013 Consolidated Action Plan to meet the U.S. Department of Housing and Urban Development (HUD) FY2013 Allocations for Community Development Block Grant (CDBG) in the amount of \$1,210,918 and HOME Investment Partnerships (HOME) in the amount of \$248,988. On March 28, 2013, the City approved a 2013 CDBG and HOME Programs slate of projects based on its 2012 allocations per HUD's instruction to meet the timely submission of the City's Annual Action Plan. The CDBG Program of Projects was in the amount of \$1,255,053, and the HOME Program of Projects was in the amount of \$310,162. The City approved an amended 2013 CDBG and HOME Programs of Projects funding amounts on July 11, 2013 to be in compliance with the City's annual allocations of CDBG \$1,210,918 and HOME \$248,988. The 2013 Amended CDBG and HOME Programs list of projects is available for review in the Grants & Housing Department and on the City's website at [www.cityofgalveston.org](http://www.cityofgalveston.org).

The City of Galveston encourages citizen participation in the Consolidated Plan processes. Please remit any comments regarding this amendment to the Grants & Housing Department, 905 25th Street, Galveston, Texas 77550 or by phone at (409) 797-3820, Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m. Comments will be received until 5:00 p.m. on August 15, 2013.

Document Included: NOTICE TO THE PUBLIC - CDBG NOTICE TO THE PUBLIC - CDBG / HOME PROGRAM



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**Services Online**

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- City Committees
- City Council
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P.O. Box 779 | 823 Rosenberg | Galveston, Texas 77553 | Phone: (409) 797-3500

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**NOTICE TO THE PUBLIC**  
**July 15, 2013**

The City of Galveston will amend its 2013 Consolidated Action Plan to meet the U.S. Department of Housing and Urban Development (HUD) FY2013 Allocations for Community Development Block Grant (CDBG) in the amount of \$1,210,918 and HOME Investment Partnerships (HOME) in the amount of \$248,988. On March 28, 2013, the City approved a 2013 CDBG and HOME Programs slate of projects based on its 2012 allocations per HUD's instruction to meet the timely submission of the City's Annual Action Plan. The CDBG Program of Projects was in the amount of \$1,255,053, and the HOME Program of Projects was in the amount of \$310,162. The City approved an amended 2013 CDBG and HOME Programs of Projects funding amounts on July 11, 2013 to be in compliance with the City's annual allocations of CDBG \$1,210,918 and HOME \$248,988. The 2013 Amended CDBG and HOME Programs list of projects is available for review in the Grants & Housing Department and on the City's website at [www.cityofgalveston.org](http://www.cityofgalveston.org).

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**The City of Galveston Affirmatively Furthers Fair Housing.**

**CITY OF GALVESTON  
2013 AMENDED CONSOLIDATED PROGRAM  
CITY COUNCIL APPROVED JULY 11, 2013**

**COMMUNITY DEVELOPMENT BLOCK GRANT &  
HOME INVESTMENT PARTNERSHIPS PROGRAM**

On July 11, 2013, the Galveston City Council approved an amended 2013 CDBG and HOME Programs of Projects funding in the amount of \$1,459,906 for compliance with its annual allocations of CDBG \$1,210,918 and HOME \$248,988. The U.S. Department of Housing and Urban Development (HUD) administers the CDBG and HOME Programs. HUD FY2013 Allocations for the City are: CDBG \$1,210,918 and HOME \$248,988. This amendment reduced the previously approved Programs of Projects for each CDBG project by 3.52% and each HOME project by 19.72% to meet these allocations.

On March 28, 2013, the Galveston City Council approved a list of projects for its 2013 Consolidated Program Year in the amount of \$1,565,215. The City approved an allocation of CDBG funding in the amount of \$1,255,053, and HOME funding in the amount of \$310,162. The projects will meet the 2013 Community Development and Housing Objectives that are consistent with the City's 2013 Consolidated Plan. HUD had not issued the 2013 CDBG and HOME Funding Allocations and instructed the City to use its 2012 Allocations for planning purposes to meet the timely submittal of the City's Annual Action Plan prior to the beginning of its grant year on June 1st. Upon receipt of the actual amounts, the City may need to amend its 2013 CDBG and HOME projects and allocations.

**2013 Community Development & Housing Objectives**

1. To provide and expand the supply of safe, decent, and affordable housing through the rehabilitation of existing residential property and the development of new residential property for low-moderate income persons;
2. To provide and expand homeownership opportunities for low-moderate income homebuyers;
3. To reduce the number of housing units containing lead based paint and other lead hazards;
4. To identify and eliminate barriers to affordable housing and impediments to fair housing;
5. Provide code enforcement and neighborhood revitalization activities to diminish blight, unsafe buildings and lots, and general neighborhood decay in low-moderate income areas;
6. Provide infrastructure enhancement to support neighborhood revitalization and new residential development in low-moderate income areas;
7. Promote the health and well-being of city residents through the provision of public and supportive services;
8. To facilitate neighborhood, comprehensive, and individual project management, planning, and capacity building activities for low/moderate income areas;
9. Provide economic development opportunities for low-moderate income and for their employers; and
10. Assist in the coordination of resources in the community through expansion/enhancement of the homeless Continuum of Care Program.

## 2013 AMENDED Community Development Block Grant

		3-28-13 Council Approved Allocations	AMENDED 4-11-13 Council Approved Allocations
Project	Description		
<b>Public Services</b>			
Parks & Recreation Dept., Children & Youth Educational/ Recreational Program	Provide staffing, supplies and equipment for supervised recreational and educational opportunities to 1200 primarily LMI children & youth (95% LMI) children & youth ages 5-18 at Wright Cuney and Menard Park recreation centers	\$ 188,257	\$ 181,637
<b>Total Public Services</b>	<b>15% Cap - \$181,637</b>	<b>\$ 188,257</b>	<b>\$ 181,637</b>
<b>Public Facility &amp; Improvements</b>			
Public Works Dept., Avenue L - K from 25th to 57th Streets Infrastructure Improvements	Provide 14,500 linear feet (30 blks.) of 5' W sidewalks and ADA handicap ramps installation and landscaping obstruction removal/ relocation/replanting and tree stump removal in LMI areas of Avenues L-K and 25th to 57th Streets	\$ 183,786	\$ 177,323
Public Works Dept., Hollywood Heights/Parker School Area Sidewalk Installation	Provide 11,500 linear feet (25 blks.) of 5' W sidewalks and ADA handicap ramps installation to LMI areas in the Hollywood Heights/Parker School neighborhood	\$ 150,708	\$ 145,408
<b>Total Public Facility &amp; Improvements</b>		<b>\$ 334,494</b>	<b>\$ 322,731</b>
<b>Code Enforcement</b>			
Compliance Division, Code Compliance Officers	Provide 4 compliance officers to work in LMI areas to conduct 7,000 property inspections to enforce local codes and follow-up action and 3,500 reinspections for non-compliant properties	\$ 212,000	\$ 204,545
Compliance Division, Demolition & Lot Clearance/Boardup	Provide demolition of 4 dilapidated/unsafe structures and lot clearances/boardups to 95 properties determined to be nuisance and safety issues in LMI neighborhoods and areas	\$ 30,000	\$ 28,945
<b>Total Code Enforcement</b>		<b>\$ 242,000</b>	<b>\$ 233,490</b>
<b>Housing Rehabilitation</b>			
Grants & Housing Dept., Housing Rehabilitation Program	Provide housing rehabilitation for 2 LMI single family housing units to include minimum, moderate and substantial rehabilitation	\$ 189,292	\$ 182,635
Housing Rehabilitation Project Delivery and Management	Provide management and oversight and project delivery costs for the housing rehabilitation and affordable housing programs and other housing related issues to ensure compliance with all regulatory requirements including projects funded through the CDBG Program, Revolving Loan Fund, HOME Program, and HOME Program Income	\$ 50,000	\$ 48,242
<b>Total Housing Rehabilitation</b>		<b>\$ 239,292</b>	<b>\$ 230,877</b>
<b>Planning &amp; Program Administration</b>			
CDBG Program Administration	Provide management and oversight for the CDBG and HOME Programs to ensure compliance with all regulatory requirements	\$ 251,010	\$ 242,183
<b>Total Planning &amp; Program Administration</b>	<b>20% Cap - \$242,183</b>	<b>\$ 251,010</b>	<b>\$ 242,183</b>
<b>CDBG TOTAL ALLOCATION</b>		<b>\$ 1,255,053</b>	<b>\$ 1,210,918</b>
<b>CDBG Program Income (Estimated)</b>			
CDBG Program Income (Estimated)	Received primarily from housing rehabilitation loan payments and payoffs and lot clearance/boardup, and demolition lien payoffs to be used for eligible projects described in the 2013 Consolidated Plan	\$ 60,000	\$ 60,000

## 2013 AMENDED HOME Investment Partnership Program

		3-28-13 Council Approved Allocations	AMENDED 4-11-13 Council Approved Allocations
Project	Description		
<b>Affordable Housing/Housing Rehabilitation</b>			
Grants & Housing Dept., Housing Rehabilitation/ Reconstruction Program	Provide housing rehabilitation and affordable housing for 1 LMI single family housing unit to include minimum, moderate and substantial rehabilitation or reconstruction services	\$ 172,621	\$ 138,575
Community Housing Dev. Org. (CHDO) Affordable Housing Program	Provide an affordable housing activity to purchase 1 property and rehabilitate or construct a housing unit to be sold to a LMI homebuyer; <b>Mandatory 15% Set-aside Requirement \$37,349</b>	\$ 46,525	\$ 37,349
Grants & Housing Dept., Homebuyer Assistance Program	Provide downpayment, closing cost, and gap financing to assist 3 LMI residents as first-time homebuyers	\$ 60,000	\$ 48,166
<b>Total Affordable Housing/Housing Rehabilitation</b>		<b>\$ 279,146</b>	<b>\$ 224,090</b>
<b>HOME Program Administration</b>			
HOME Program Administration	Provide program management and oversight to ensure regulatory, statutory, and City compliance.	\$ 31,016	\$ 24,898
<b>Total HOME Program Administration</b>	<b>10% Cap - \$24,898</b>	<b>\$ 31,016</b>	<b>\$ 24,898</b>
<b>HOME TOTAL ALLOCATION</b>		<b>\$ 310,162</b>	<b>\$ 248,988</b>
<b>HOME Program Income (Estimated)</b>			
<b>HOME Program Income (Estimated)</b>	Received primarily from housing rehabilitation loan payments and payoffs and affordable housing activities payoffs to be used for eligible projects as described in the 2013 Consolidated Plan	\$ 40,000	\$ 40,000

A F F I D A V I T

Attachment

006 Legal Notices

NOTICE TO THE PUBLIC

The City of Galveston will amend its 2013 Consolidated Action Plan to meet the U.S. Department of Housing and Urban Development (HUD) FY2013 Allocations for Community Development Block Grant (CDBG) in the amount of \$1,210,918 and HOME Investment Partnerships (HOME) in the amount of \$248,988. On March 28, 2013, the City approved a 2013 CDBG and HOME Programs slate of projects based on its 2012 allocations per HUD's instructions to meet the timely submission of the City's Annual Action Plan. The CDBG Program of Projects was in the amount of \$1,255,053, and the HOME Program of Projects was in the amount of \$310,162. The City approved an amended 2013 CDBG and HOME Programs of Projects funding amounts on July 11, 2013 to be in compliance with the City's annual allocations of CDBG \$1,210,918 and HOME \$248,988. The 2013 Amended CDBG and HOME Programs list of projects is available for review in the Grants & Housing Department and on the City's website at www.cityofgalveston.org.

The City of Galveston encourages citizen participation in the Consolidated Plan processes. Please remit any comments regarding this amendment to the Grants & Housing Department, 905 25th Street, Galveston, Texas 77550 or by phone at (409) 797-3820, Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m. Comments will be received until 5:00 p.m. on August 15, 2013.

The City of Galveston Affirmatively Furthers Fair Housing.

Published: July 16 & August 1, 2013 00336003

County of Galveston §
§
State of Texas §

Before me, the undersigned authority, on this day personally came and appeared Sandra Villamil, to me well known (or proved to me on the basis of satisfactory evidence), and who after being duly sworn (affirmed) did depose and say that she is an AGENT for THE GALVESTON COUNTY DAILY NEWS, a newspaper of general circulation, which has been continuously and regularly published for a period of not less than one year, in the County of Galveston, and that the NOTICE, a copy of which is hereto attached was published in said newspaper on the following days, to wit:

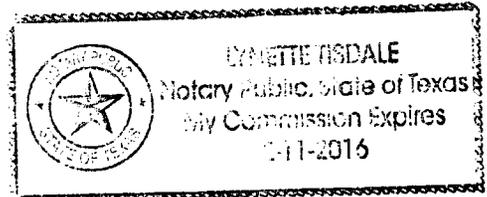
July 16 + August 1, 2013

Sandra Villamil
Agent Signature

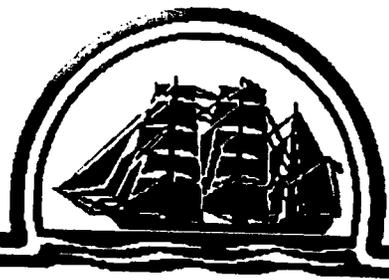
Sworn and subscribed before me

On this the 15th day of August 2013

Dyanette Hisdale
Notary for the State of Texas



# City of Galveston



## Grants and Housing Department

P.O. Box 779 / Galveston, Texas 77553-0779 / (409) 797-3820 / Fax (409) 797-3888

August 16, 2013

Ms. Christine Cuddeback  
Office of Community Planning and Development  
U.S. Department of Housing and Urban Development  
Houston Field Office, Region VI  
13010 Fannin, Suite 2200  
Houston, TX 77002

### **RE: 2013 CONSOLIDATED ACTION PLAN AMENDMENT**

Dear Ms. Cuddeback:

Enclosed please find the City of Galveston's 2013 Consolidated Action Plan Amendment and SF 424 for the Community Development Block Grant and HOME Investment Partnerships Program final HUD allocations. This is the original copy of the Amendment as emailed to you on August 16, 2013.

Should you have any questions or require any additional information, please contact my office at (409) 797-3820.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice T. Law". The signature is fluid and cursive, with the first name "Alice" being more prominent than the last name "Law".

Alice T. Law  
Assistant Director

cc: Sterling W. Patrick, Director

Enclosure

## Alice Law

---

**From:** Alice Law  
**Sent:** Friday, August 16, 2013 3:57 PM  
**To:** 'Cuddeback, Christine L'  
**Cc:** Sterling Patrick  
**Subject:** 2013 CDBG & HOME Amendment & SF424  
**Attachments:** 2013 CDBG & HOME Admendment.pdf

Tracking:	Recipient	Delivery	Read
	'Cuddeback, Christine L'		
	Sterling Patrick	Delivered: 8/16/2013 3:57 PM	Read: 8/16/2013 4:06 PM

Christine,

Please find attached the 2013 CDBG and HOME Programs Amendment and SF 424 for the final HUD allocations. I am mailing you the original amendment with the City Manager executed SF 424.

Let me know if you have any questions or require any additional information.

Thanks,

*Alice T. Law*  
Assistant Director  
Grants & Housing Dept.  
City of Galveston  
(409) 797-3820

# Attachment A



# SF 424

SF 424

Date Submitted: May 8, 2013		Applicant Identifier: B-13-MC-48-0016 M-13-MC-48-0208		Type of Submission	
Date Received by HUD		Federal Identifier		<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
				<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>					
Jurisdiction: City of Galveston			UOG Code: TX481986 Galveston		
P.O. Box 779			Organizational DUNS: 020819694		
(905 25 <sup>th</sup> Street, 77550)			Organizational Unit: City of Galveston		
Galveston		Texas		Department: Grants & Housing Department	
77553		Country: U.S.A.		Division: N/A	
Employer Identification Number (EIN):			County: Galveston		
74-6000905			Program Year Start Date: 06/01		
Applicant Type:			Specify Other Type if necessary:		
Local Government: City			Specify Other Type		
			U.S. Department of Housing and Urban Development		
Program Funding					
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant			14.218 Entitlement Grant		
CDBG Project Titles: Public Services, Public Facilities & Improvements, Code Enforcement, Housing Rehabilitation, and Program Administration			Description of Areas Affected by CDBG Project(s): Citywide basis LMI areas		
\$1,255,053 CDBG Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$60,000 Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s)					
Home Investment Partnerships Program			14.239 HOME		
HOME Project Titles: Affordable Housing/Housing Rehabilitation and Program Administration			Description of Areas Affected by HOME Project(s): Citywide basis for direct LMI households		
\$310,162 HOME Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$40,000 Anticipated Program Income			Other (Describe)		

Total Funds Leveraged for HOME-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts: 14 <sup>th</sup> District	Project Districts: 14 <sup>th</sup> District	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
<b>Sterling</b>	<b>W.</b>	<b>Patrick</b>
Title: Director Grants & Housing Department	Phone: 409-797-3820	Fax: 409-797-3888
eMail: patrickste@cityofgalveston.org	Grantee Website: www.cityofgalveston.org	Other Contact: N/A
Signature of Authorized Representative: Michael W. Kovacs, City Manager 		Date Signed May 8, 2013



## GRANTEE CERTIFICATIONS

### CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an on-going drug-free awareness program to inform employees about ---
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will ---
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4.b from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4.b, with respect to any employee who is so convicted ---
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drugfree workplace through implementation of paragraphs 1, 2, 3, 4, 5, and 6.

**Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:**

1 No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

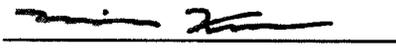
2 If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3 It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --**The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --**The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --**It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature/Authorized Official

May 8, 2013  
Date

Michael W. Kovacs  
City Manager  
City of Galveston  
P.O. Box 779  
Galveston, TX 77553  
(409) 797-3820

## SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

**Citizen Participation** --It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** --Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** --It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** --It has complied with the following criteria:

1 Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2 Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013, \_\_\_\_\_ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3 Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** --It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** --The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** --Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** --It will comply with applicable laws.



\_\_\_\_\_  
Signature/Authorized Official

May 8, 2013

Date

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City Manager  
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(409) 797-3820

## SPECIFIC HOME CERTIFICATIONS

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** --If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** --it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** --before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



\_\_\_\_\_  
Signature/Authorized Official

May 8, 2013

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## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code).  Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Galveston, Grants & Housing Dept.	905 25 <sup>th</sup> Street	Galveston	Galveston	TX	77550
City of Galveston, City Hall	823 25 <sup>th</sup> Street	Galveston	Galveston	TX	77550
City of Galveston, Parks & Recreation Department, Menard Park & Recreation Center	2222 28 <sup>th</sup> Street	Galveston	Galveston	TX	77550

City of Galveston, Parks & Recreation Department, Menard Park & Recreation Center	718 41 <sup>st</sup> Street	Galveston	Galveston	TX	77550
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7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

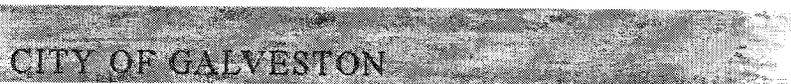
1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

  
 \_\_\_\_\_  
 Signature/Authorized Official

May 8, 2013  
 Date

Michael W. Kovacs  
 City Manager  
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# Attachment B



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Public Hearing - CDBG & HOME Investment Partnerships

03/07/13

A PUBLIC HEARING will be held during the City Council Meeting on Thursday, March 14, 2013 to receive citizen comments on the City's 2013 CDBG and HOME Programs.

**PUBLIC NOTICE  
2013 CONSOLIDATED PROGRAMS  
PUBLIC HEARING  
COMMUNITY DEVELOPMENT BLOCK GRANT & HOME  
INVESTMENT PARTNERSHIPS PROGRAM**

The City of Galveston is in the planning process for its 2013 Consolidated Programs from the U. S. Department of Housing and Urban Development (HUD) for approximately \$1.56 million in Community Development Block Grant (CDBG) (\$1,255,053) and HOME Investment Partnerships Program (HOME) (\$310,162) funds. HUD has not issued the CDBG and HOME formula grant allocations for the 2013 grant year.

The primary purpose of the CDBG Program is to provide funds to develop, enhance and preserve viable communities and to provide benefits, principally for low-moderate income persons. The primary purpose of the HOME Program is to provide funds to expand the supply of decent, safe, sanitary, affordable housing for very low-income persons, with primary attention to rental housing for very low- and low-income families.

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For additional information regarding the 2013 CDBG & HOME Programs, citizens should contact the Grants & Housing Department at (409) 797-3820.

Note: In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and has accessible parking spaces. Requests for special accommodations or interpretive service must be made at least 48 hours prior to this meeting. Please contact the Grants & Housing Department at (409) 797-3820.

The City of Galveston Affirmatively Furthers Fair Housing

Document Included: Public Hearing Notice CDBG & HOME Recommendations Draft



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- Jobs
- Locations
- News
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**PUBLIC NOTICE**  
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**COMMUNITY DEVELOPMENT BLOCK GRANT &**  
**HOME INVESTMENT PARTNERSHIPS PROGRAM**

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The City of Galveston Affirmatively Furthers Fair Housing



## 2013 CDBG & HOME Consolidated Programs DRAFT Project Recommendations

The U.S. Dept. of Housing & Urban Development (HUD) has not released the 2013 CDBG and HOME Funding Allocations. For planning purposes, the City is using the 2012 CDBG & HOME Program Allocations per HUD instructions. The Grants & Housing Dept. presented the following 2013 CDBG & HOME DRAFT Project Recommendations to the City Council on February 28, 2013. These DRAFT recommendations may change due to the actual amount of funding the City receives from HUD and/or at the request of City Council.

### DRAFT Community Development Block Grant (CDBG)

**2013 DRAFT  
Allocations**

<b>Public Services</b>		<b>2013 DRAFT Allocations</b>
Parks & Recreation Dept.-Children & Youth Educational/Recreational Program	\$	188,257
Description: Provide staffing and supplies and equipment for supervised recreational and educational opportunities to 1200 primarily LMI (95% LMI) children & youth ages 5-18 at Wright Cuney and Menard Park recreation centers		
<b>Total Public Services</b>	<b>15% Cap - \$188,257</b>	<b>\$ 188,257</b>
<b>Public Facility &amp; Improvements</b>		
Public Works Dept.-Infrastructure Improvements	\$	183,786
Description: Provide sidewalk and ADA handicap ramps installation including landscaping obstruction removal/relocation/replanting and tree stump removal to LMI areas located in the vicinity of Avenue L - K from 25th to 57th Streets		
<b>Total Public Facility &amp; Improvements</b>		<b>\$ 183,786</b>
<b>Code Enforcement</b>		
Compliance Division-Code Compliance Officers Code Enforcement	\$	212,000
Description: Provide 4 compliance officers to work in LMI areas to conduct 11,000 property inspections to enforce local codes and follow-up action and 4,000 reinspections for non-compliant properties		
Compliance Division-Demolition/Lot Clearance-Boardup	\$	30,000
Description: Provide demolition of 4 dilapidated/unsafe structures and lot clearances/board ups to 100 properties determined to be nuisance and safety issues in LMI neighborhoods		
<b>Total Code Enforcement</b>		<b>\$ 242,000</b>
<b>Housing Rehabilitation</b>		
Housing Rehabilitation Administration	\$	90,000
Description: Provide management and oversight for the housing rehabilitation and affordable housing programs and other housing related issues including projects funded through the CDBG Program, Revolving Loan Fund, HOME Program, and HOME Program Income to ensure compliance with all regulatory requirements		
Grants & Housing Dept.-Housing Rehabilitation Program	\$	300,000
Description: Provide housing rehabilitation for 4 LMI single family housing units to include minimum, moderate and substantial rehabilitation or reconstruction		
<b>Total Housing Rehabilitation</b>		<b>\$ 390,000</b>

### DRAFT Community Development Block Grant (CDBG) - cont'd

<b>Planning &amp; Program Administration</b>		
CDBG Program Administration	\$	251,010
Description: Provide management and oversight for the CDBG and HOME Programs to ensure compliance with all regulatory requirements		
<b>Total Planning &amp; Program Administration</b>	<b>20% Cap - \$251,010</b>	<b>\$ 251,010</b>
<b>CDBG TOTAL ALLOCATION</b>	<b>HUD 2012 Allocation - \$1,255,053</b>	<b>\$ 1,255,053</b>

#### CDBG Program Income (Estimated)

<b>CDBG Program Income (Estimated)</b>	<b>\$</b>	<b>60,000</b>
Description: Program Income is received primarily from housing rehabilitation loan payments and payoffs and lot clearance, boardup, and demolition lien payoffs and will be used for eligible projects as described in the Consolidated Plan		

### DRAFT HOME Investment Partnerships Program (HOME)

		<b>2013 DRAFT Allocations</b>
<b>Affordable Housing/Housing Rehabilitation</b>		
Grants & Housing Dept.-Housing Rehabilitation/Reconstruction Program	\$	172,621
Description: Provide housing rehabilitation and affordable housing for 2 LMI single family housing units to include minimum, moderate and substantial rehabilitation or reconstruction		
Community Housing Development Org. (CHDO) Affordable Housing Program	\$	46,525
Description: Provide an affordable housing activity to purchase 1 property and rehabilitate or construct a housing unit to be sold to a LMI homebuyer; Mandatory 15% Set-aside Requirement \$46,525		
Grants & Housing Dept.-Homebuyer Assistance Program	\$	60,000
Description: Provide downpayment, closing cost, and gap financing to assist 4 LMI first-time homebuyers		
<b>Total Affordable Housing/Housing Rehabilitation</b>	<b>\$</b>	<b>279,146</b>
<b>HOME Program Administration</b>		
HOME Program Administration	\$	31,016
Description: Provide HOME program management and oversight to ensure regulatory, statutory, and City compliance.		
<b>Total HOME Program Administration</b>	<b>10% Cap - \$31,016</b>	<b>\$ 31,016</b>
<b>HOME TOTAL ALLOCATION</b>	<b>HUD 2012 Allocation - \$310,162</b>	<b>\$ 310,162</b>

#### HOME Program Income (Estimated)

<b>HOME Program Income (Estimated)</b>	<b>\$</b>	<b>40,000</b>
Description: Program Income is received primarily from housing rehabilitation loan payments and payoffs and affordable housing activities payoffs to be used for eligible projects as described in the Consolidated Plan		



**PUBLIC NOTICE**  
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**COMMUNITY DEVELOPMENT BLOCK GRANT &**  
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### News 2013

#### Public Notice - 2013 Consolidated Program - CDBG & HOME Program

04/12/13

*Public Notice - 2013 Consolidated Program - CDBG & HOME Program*

On March 28, 2013, the Galveston City Council approved a list of projects for its 2013 Consolidated Program Year in the amount of \$1,565,215. The City approved an allocation of CDBG funding in the amount of \$1,255,053, and HOME funding in the amount of \$310,162. The projects will meet the 2013 Community Development and Housing Objectives that are consistent with the City's 2013 Consolidated Plan. The U.S. Department of Housing and Urban Development (HUD) administers the CDBG and HOME Programs. HUD has not issued the 2013 CDBG and HOME Funding Allocations. Upon receipt of the actual amounts, the City may need to amend its 2013 CDBG and HOME projects and allocations.

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**PUBLIC NOTICE  
2013 CONSOLIDATED PROGRAM**

**COMMUNITY DEVELOPMENT BLOCK GRANT &  
HOME INVESTMENT PARTNERSHIPS PROGRAM**

On March 28, 2013, the Galveston City Council approved a list of projects for its 2013 Consolidated Program Year in the amount of \$1,565,215. The City approved an allocation of CDBG funding in the amount of \$1,255,053, and HOME funding in the amount of \$310,162. The projects will meet the 2013 Community Development and Housing Objectives that are consistent with the City's 2013 Consolidated Plan. The U.S. Department of Housing and Urban Development (HUD) administers the CDBG and HOME Programs. HUD has not issued the 2013 CDBG and HOME Funding Allocations. Upon receipt of the actual amounts, the City may need to amend its 2013 CDBG and HOME projects and allocations.

**2013 Community Development & Housing Objectives**

1. To provide and expand the supply of safe, decent, and affordable housing through the rehabilitation of existing residential property and the development of new residential property for low-moderate income persons;
2. To provide and expand homeownership opportunities for low-moderate income homebuyers;
3. To reduce the number of housing units containing lead based paint and other lead hazards;
4. To expand the number of housing subsidies throughout Galveston;
5. To identify and eliminate barriers to affordable housing and impediments to fair housing;
6. Provide code enforcement and neighborhood revitalization activities to diminish blight, unsafe buildings and lots, and general neighborhood decay in low-moderate income areas;
7. Provide infrastructure enhancement to support neighborhood revitalization and new residential development in low-moderate income areas;
8. Promote the health and well-being of city residents through the provision of public and supportive services;
9. To facilitate neighborhood, comprehensive, and individual project management, planning, and capacity building activities for low/moderate income areas;
10. Provide economic development opportunities for low-moderate income and for their employers; and
11. Assist in the coordination of resources in the community through expansion/enhancement of the homeless Continuum of Care Program.

**2013 Community Development Block Grant**

Project	Description	Allocations
<b>Public Services</b>		
Parks & Recreation Dept., Children & Youth Educational/ Recreational Program	Provide staffing, supplies and equipment for supervised recreational and educational opportunities to 1200 primarily LMI children & youth (95% LMI) children & youth ages 5-18 from primarily LMI families at Wright Cuney and Menard Park recreation centers	\$ 188,257
<b>Total Public Services</b>	<b>15% Cap - \$188,257</b>	<b>\$ 188,257</b>
<b>Public Facility &amp; Improvements</b>		
Public Works Dept., Avenue L - K from 25th to 57th Streets Infrastructure Improvements	Provide 15,000 linear feet of 5' W sidewalks and ADA handicap ramps installation and landscaping obstruction removal/ relocation/replanting and tree stump removal in LMI areas of Avenues L-K and 25th to 57th Streets	\$ 183,786
Public Works Dept., Hollywood Heights/Parker School Area Sidewalk Installation	Provide 12,000 linear feet of 5' W sidewalks and ADA handicap ramps installation to LMI areas in the Hollywood Heights/Parker School neighborhood	\$ 150,708
<b>Total Public Facility &amp; Improvements</b>		<b>\$ 334,494</b>
<b>Code Enforcement</b>		
Compliance Division, Code Compliance Officers	Provide 4 compliance officers to work in LMI areas to conduct 11,000 property inspections to enforce local codes and follow-up action and 4,000 reinspections for non-compliant properties	\$ 212,000
Compliance Division, Demolition/Lot Clearance-Boardup	Provide demolition of 4 dilapidated/unsafe structures and lot clearances/boardups to 100 properties determined to be nuisance and safety issues in LMI neighborhoods and areas	\$ 30,000
<b>Total Code Enforcement</b>		<b>\$ 242,000</b>
<b>Housing Rehabilitation</b>		
Grants & Housing Dept., Housing Rehabilitation Program	Provide housing rehabilitation for 2 LMI single family housing units to include minimum, moderate and substantial rehabilitation	\$ 189,292
Housing Rehabilitation Project Delivery and Management	Provide management and oversight and project delivery costs for the housing rehabilitation and affordable housing programs and other housing related issues to ensure compliance with all regulatory requirements including projects funded through the CDBG Program, Revolving Loan Fund, HOME Program, and HOME Program Income	\$ 50,000
<b>Total Housing Rehabilitation</b>		<b>\$ 239,292</b>
<b>Planning &amp; Program Administration</b>		
CDBG Program Administration	Provide management and oversight for the CDBG and HOME Programs to ensure compliance with all regulatory requirements	\$ 251,010
<b>Total Planning &amp; Program Administration</b>	<b>20% Cap - \$251,010</b>	<b>\$ 251,010</b>
<b>CDBG TOTAL ALLOCATION</b>		<b>\$ 1,255,053</b>
<b>CDBG Program Income (Estimated)</b>		
CDBG Program Income (Estimated)	Program Income is received primarily from housing rehabilitation loan payments and payoffs and lot clearance, boardup, and demolition lien payoffs	\$ 60,000.00

**2013 HOME Investment Partnership Program**

Project	Description	Allocations
<b>Affordable Housing/Housing Rehabilitation</b>		
Grants & Housing Dept., Housing Rehabilitation/ Reconstruction Program	Provide housing rehabilitation and affordable housing for 2 LMI single family housing units to include minimum, moderate and substantial rehabilitation or reconstruction services	\$ 172,621
Community Housing Dev. Org. (CHDO) Affordable Housing Program	Provide an affordable housing activity to purchase 1 property and rehabilitate or construct a housing unit to be sold to a LMI homebuyer; <b>Mandatory 15% Set-aside Requirement \$46,525</b>	\$ 46,525
Grants & Housing Dept., Homebuyer Assistance Program	Provide downpayment, closing cost, and gap financing to assist 4 LMI residents as first-time homebuyers	\$ 60,000
<b>Total Affordable Housing/Housing Rehabilitation</b>		<b>\$ 279,146</b>
<b>HOME Program Administration</b>		
HOME Program Administration	Provide program management and oversight to ensure regulatory, statutory, and City compliance.	\$ 31,016
<b>Total HOME Program Administration</b>	<b>10% Cap - \$31,016</b>	<b>\$ 31,016</b>
<b>HOME TOTAL ALLOCATION</b>		<b>\$ 310,162</b>
<b>HOME Program Income (Estimated)</b>		
HOME Program Income (Estimated)	Program Income is received primarily from housing rehabilitation loan payments and payoffs and affordable housing activities payoffs	\$ 40,000.00

Citizens requiring additional information regarding the 2013 CDBG and HOME Programs should contact the Grants & Housing Department at 409-797-3820. The 2013 Consolidated Program Action Plan Summary is available for review at the City of Galveston Grants & Housing Department located at 905-25<sup>th</sup> Street. The City encourages citizen participation in the Consolidated Planning process. Questions or comments on the 2013 Consolidated Program will be received either by telephone at 409-797-3820 or in writing to City of Galveston, Grants & Housing Department, P. O. Box 779, Galveston, TX 77553 until 5:00 p.m., May 7, 2013.



The City of Galveston Affirmatively Furthers Fair Housing.

**CIUDAD DE GALVESTON  
2013 CONSOLIDADO PROGRAMA  
CONCEJO MUNICIPAL APROBÓ EL 28 DE MARZO DE 2013  
COMUNIDAD DESARROLLO BLOCK GRANT &  
PROGRAMA DE ALIANZAS DE INVERSIÓN PÁGINA**

El 28 de marzo de 2013, el Consejo de la ciudad de Galveston aprobó una lista de proyectos para su año 2013 del consolidado programa por un monto de \$1.565.215. La ciudad aprobó una asignación de CDBG fondos por un monto de \$1.255.053 e Inicio fondos por un monto de \$310.162. Los proyectos reunirán el desarrollo de la comunidad de 2013 y vivienda objetivos acordados con el Plan consolidado 2013 de la ciudad. Los Estados Unidos Departamento de vivienda y desarrollo urbano (HUD) administra el CDBG y programas de la casa. HUD no ha emitido el 2013 CDBG y asignaciones de fondos del hogar. Al recibir las cantidades reales, la ciudad deba modificar sus proyectos CDBG y HOME de 2013 y asignaciones.

**Desarrollo de la comunidad de 2013 y objetivos de la vivienda**

1. Proporcionar y ampliar la oferta de vivienda segura, decente y asequible mediante la rehabilitación de viviendas existentes y el desarrollo de nuevas viviendas para personas de ingresos bajos a moderados;
2. Proporcionar y ampliar las oportunidades de vivienda para compradores de bajos a moderados ingresos;
3. Para reducir el número de viviendas que contienen plomo basado en la pintura y otros peligros de plomo;
4. Para ampliar el número de subsidios de vivienda a través de Galveston;
5. Para identificar y eliminar las barreras a la vivienda y los obstáculos a la equidad de vivienda;
6. Cumplimiento del código de proporcionar y actividades de revitalización del vecindario para disminuir tizón, edificios inseguros y mucho y decaimiento general del barrio en áreas de bajos a moderados ingresos;
7. Proporcionar la mejora de la infraestructura para apoyar la revitalización del barrio y nuevo desarrollo residencial en las zonas de ingresos bajos a moderados;
8. Promover la salud y el bienestar de los residentes de la ciudad a través de la prestación de servicios públicos y de apoyo;
9. Para facilitar el barrio, integral y el individuo proyecto gestión, planificación y capacitación de actividades para las áreas de ingresos bajos/moderados;
10. Proveer oportunidades de desarrollo económico para ingresos bajos a moderados y para sus empleadores; y
11. Ayudar en la coordinación de recursos en la comunidad a través de la expansión/mejora del continuo sin hogar del programa Care.

**2013 Comunidad desarrollo Block Grant**

Proyecto	Descripción	Asignaciones
<b>Servicios públicos</b>		
Parks & Recreation Dept., los niños y la Juventud programa educativo / recreativo	Proporcionar personal, suministros y equipos para oportunidades educativas y recreativas supervisadas a 1200 principalmente LMI niños y jóvenes (95% LMI) niños y Jóvenes edades 5-18 de principalmente familias LMI en centros de recreación Parque de Menard y Wright Cuney	\$ 188.257
<b>Servicios total públicos</b>		<b>\$ 188.257</b>
<b>Mejoras y servicio público</b>		
Departamento de obras públicas, Avenida L - K de 25 a 57 mejoras de la infraestructura de calles	Proporcionar a 15.000 pies lineales de 5' O aceras y rampas de handicap de ADA instalación y paisajismo retiro de obstrucción / reubicación/replantación y árbol del tocón retiro en áreas LMI de 25 a 57 calles y avenidas L-K	\$ 183.786
Departamento de obras públicas, Hollywood Heights/Parker escuela zona acera instalación	Proporcionar 12.000 pies lineales de 5' O aceras e instalación de rampas de handicap de ADA a áreas LMI en el barrio de Hollywood Heights/Parker School	\$ 150.708
<b>Mejoras y equipamiento público total</b>		<b>\$ 334.494</b>
<b>Cumplimiento del código</b>		
División de cumplimiento, oficiales de cumplimiento de código	Proporcionar 4 oficiales de cumplimiento para trabajar en áreas LMI realizar 11.000 inspecciones de propiedad para hacer cumplir los códigos locales y acciones de seguimiento y 4.000 reinspecciones para propiedades no conformes	\$ 212.000
División de cumplimiento, demolición/mucho espacio libre-Boardup	Proporcionar la demolición de 4 estructuras en mal estado/inseguro y muchos espacios libres/boardups a 100 propiedades determinadas que cuestiones molestas y seguridad en LMI barrios y áreas	\$ 30.000
<b>Cumplimiento del código total</b>		<b>\$ 242.000</b>
<b>Rehabilitación de vivienda</b>		
Becas y Dpto. de vivienda, programa de rehabilitación de vivienda	Proporcionar la rehabilitación de la vivienda para 2 unidades de vivienda unifamiliar de LMI, incluyen rehabilitación mínima, moderada y sustancioso	\$ 189.292
Gestión y ejecución de proyectos de rehabilitación vivienda	Gestión y supervisión y costos de entrega del proyecto para la rehabilitación de viviendas y programas de vivienda y otras viviendas relacionadas con cuestiones a que se cumplan todos los requisitos reglamentarios incluyendo proyectos financiaron a través del programa CDBG, Fondo, Inicio programa y hogar programa renta	\$ 50.000
<b>Rehabilitación de vivienda total</b>		<b>\$ 239.292</b>
<b>Planificación y administración del programa</b>		
Administración del programa CDBG	Gestión y supervisión de CDBG y HOME programas asegurar el cumplimiento con todos los requisitos reglamentarios	\$ 251.010
<b>Total de planificación y administración del programa</b>		<b>\$ 251.010</b>
<b>ASIGNACIÓN TOTAL DE CDBG</b>		<b>\$ 1.255.053</b>
<b>Ingresos de programa CDBG (estimado)</b>		
Ingresos de programa CDBG (estimado)	Programa renta se recibe principalmente de rehabilitación de viviendas préstamos pagos y beneficios y rentabilidades de lien de separación, boardup y demolición de la porción	\$ 60.000,00

**Programa de alianzas de inversión casa de 2013**

Proyecto	Descripción	Asignaciones
<b>Rehabilitación de vivienda/vivienda</b>		
Subvenciones y Departamento de la vivienda, rehabilitación de viviendas / programa de reconstrucción	Rehabilitación de vivienda y vivienda para 2 unidades de vivienda unifamiliar de LMI incluir servicios de rehabilitación o reconstrucción de mínimos, moderados y sustancioso	\$ 172.621
Comunidad vivienda dev. org (CHDO) programa de vivienda asequible	Proporcionar una actividad de vivienda para comprar 1 propiedad y rehabilitar o construir una vivienda para ser vendido a un comprador LMI; <b>Requisito obligatorio de retirada de tierras de 15% \$46.525</b>	\$ 46.525
Subvenciones y el Departamento de vivienda, programa de asistencia para compradores de vivienda	Proporcionar la señal, cierre de costo y financiación para ayudar a los residentes LMI 4 como compradores de primera vez	\$ 60.000
<b>Rehabilitación de vivienda vivienda total</b>		<b>\$ 279.146</b>
<b>Administración del programa HOME</b>		
Administración del programa HOME	Proporcionar administración de programas y supervisión para asegurar regulatorios, legales y cumplimiento de la ciudad.	\$ 31.016
<b>Administración del programa de total HOME</b>		<b>\$ 31.016</b>
<b>DOTACIÓN DE HOGAR</b>		<b>\$ 310.162</b>
<b>Inicio Programa ingreso (estimado)</b>		
Inicio Programa ingreso (estimado)	Programa renta se recibe principalmente de rehabilitación de viviendas préstamos pagos y beneficios y actividades de vivienda beneficios	\$ 40.000,00

Los ciudadanos que requieran información adicional sobre los programas de inicio y 2013 CDBG deben comunicarse con el Departamento de vivienda en 409-797-310.649.3820 y subvenciones. El 2013 consolidado programa acción Resumen del Plan está disponible para revisión en la ciudad de Galveston subvenciones y Departamento de la vivienda ubicada en 905-15<sup>th</sup> Street. La ciudad promueve la participación ciudadana en el proceso de planificación consolidada. Preguntas o comentarios sobre el programa consolidado de 2013 serán recibidas por teléfono en 409-797-310.649.3820 o por escrito a la ciudad de Galveston, subvenciones y Ministerio de fomento, p. o. Box 779, Galveston, TX 77553 hasta 17:00, 07 de mayo de 2013.



La ciudad de Galveston afirmativamente promueve la equidad de vivienda.

# WORD ON THE STREET

Sunday, April 7, 2013 | The Daily News | B9

Contact Heber Taylor, hebertaylor@galvnews.com



## PUBLIC NOTICE 2013 CONSOLIDATED PROGRAM

### COMMUNITY DEVELOPMENT BLOCK GRANT & HOME INVESTMENT PARTNERSHIPS PROGRAM

On March 28, 2013, the Galveston City Council approved a list of projects for its 2013 Consolidated Program Year in the amount of \$1,565,215. The City approved an allocation of CDBG funding in the amount of \$1,255,053, and HOME funding in the amount of \$310,162. The projects will meet the 2013 Community Development and Housing Objectives that are consistent with the City's 2013 Consolidated Plan. The U.S. Department of Housing and Urban Development (HUD) administers the CDBG and HOME Programs. HUD has not issued the 2013 CDBG and HOME Funding Allocations. Upon receipt of the actual amounts, the City may need to amend its 2013 CDBG and HOME projects and allocations.

#### 2013 Community Development & Housing Objectives

- To provide and expand the supply of safe, decent, and affordable housing through the rehabilitation of existing residential property and the development of new residential property for low-moderate income persons;
- To provide and expand homeownership opportunities for low-moderate income homebuyers;
- To reduce the number of housing units containing lead based paint and other lead hazards;
- To expand the number of housing subsidies throughout Galveston;
- To identify and eliminate barriers to affordable housing and impediments to fair housing;
- To provide code enforcement and neighborhood revitalization activities to diminish blight, unsafe buildings and lots, and general neighborhood decay in low-moderate income areas;
- To provide infrastructure enhancement to support neighborhood revitalization and new residential development in low-moderate income areas;
- Promote the health and well-being of city residents through the provision of public and supportive services;
- To facilitate neighborhood, comprehensive, and individual project management, planning, and capacity building activities for low/moderate income areas;
- Provide economic development opportunities for low-moderate income and for their employers; and
- Assist in the coordination of resources in the community through expansion/enhancement of the homeless Continuum of Care Program.

#### 2013 Community Development Block Grant

Project	Description	Allocations
<b>Public Services</b>		
Parks & Recreation Dept., Children & Youth Educational/ Recreational Program	Provide staffing, supplies and equipment for supervised recreational and educational opportunities to 1200 primarily LMI children & youth (95% LMI) children & youth ages 5-18 from primarily LMI families at Wright Cuney and Menard Park recreation centers.	\$ 188,257
<b>Total Public Services</b>	<b>15% Cap - \$188,257</b>	<b>\$ 188,257</b>
<b>Public Facility &amp; Improvements</b>		
Public Works Dept., Avenue L - K from 25th to 57th Streets Infrastructure Improvements	Provide 15,000 linear feet of 5' W sidewalks and ADA handicap ramps installation and landscaping obstruction removal/relocation/replanting and tree skimp removal in LMI areas of Avenues L-K and 25th to 57th Streets	\$ 183,788
Public Works Dept., Hollywood Heights/Parker School Area Sidewalk Installation	Provide 12,000 linear feet of 6' W sidewalks and ADA handicap ramps installation to LMI areas in the Hollywood Heights/Parker School neighborhood	\$ 150,708
<b>Total Public Facility &amp; Improvements</b>		<b>\$ 334,496</b>
<b>Code Enforcement</b>		
Compliance Division, Code Compliance Officers	Provide 4 compliance officers to work in LMI areas to conduct 11,000 property inspections to enforce local codes and follow-up action and 4,000 re-inspections for non-compliant properties	\$ 212,000
Compliance Division, Demolition/Lot Clearance-Boardup	Provide demolition of 4 dilapidated/unsafe structures and lot clearances/boardups to 100 properties determined to be nuisance and safety issues in LMI neighborhoods and areas	\$ 30,000
<b>Total Code Enforcement</b>		<b>\$ 242,000</b>
<b>Housing Rehabilitation</b>		
Grants & Housing Dept., Housing Rehabilitation Program	Provide housing rehabilitation for 2 LMI single family housing units to include minimum, moderate and substantial rehabilitation	\$ 189,292
Housing Rehabilitation Project Delivery and Management	Provide management and oversight and project delivery costs for the housing rehabilitation and affordable housing programs and other housing related issues to ensure compliance with all regulatory requirements including projects funded through the CDBG Program, Revolving Loan Fund, HOME Program, and HOME Program Income	\$ 50,000
<b>Total Housing Rehabilitation</b>		<b>\$ 239,292</b>
<b>Planning &amp; Program Administration</b>		
CDBG Program Administration	Provide management and oversight for the CDBG and HOME Programs to ensure compliance with all regulatory requirements	\$ 251,010
<b>Total Planning &amp; Program Administration</b>	<b>20% Cap - \$251,010</b>	<b>\$ 251,010</b>
<b>CDBG TOTAL ALLOCATION</b>		<b>\$ 1,255,053</b>
<b>CDBG Program Income (Estimated)</b>		
CDBG Program Income (Estimated)	Program income is received primarily from housing rehabilitation loan payments and payoffs and lot clearance, boardup, and demolition loan payoffs	\$ 60,000.00

#### 2013 HOME Investment Partnership Program

Project	Description	Allocations
<b>Affordable Housing/Housing Rehabilitation</b>		
Grants & Housing Dept., Housing Rehabilitation/ Reconstruction Program	Provide housing rehabilitation and affordable housing for 2 LMI single family housing units to include minimum, moderate and substantial rehabilitation or reconstruction services	\$ 172,821
Community Housing Dev. Org. (CHDO) Affordable Housing Program	Provide an affordable housing activity to purchase 1 property and rehabilitate or construct a housing unit to be sold to a LMI homebuyer. <b>Mandatory 18% Set-aside Requirement \$46,825</b>	\$ 46,825
Grants & Housing Dept., Homebuyer Assistance Program	Provide downpayment, closing cost, and gap financing to assist 4 LMI residents as first-time homebuyers	\$ 60,000
<b>Total Affordable Housing/Housing Rehabilitation</b>		<b>\$ 279,146</b>
<b>HOME Program Administration</b>		
HOME Program Administration	Provide program management and oversight to ensure regulatory, statutory, and City compliance	\$ 31,016
<b>Total HOME Program Administration</b>	<b>10% Cap - \$31,016</b>	<b>\$ 31,016</b>
<b>HOME TOTAL ALLOCATION</b>		<b>\$ 310,162</b>
<b>HOME Program Income (Estimated)</b>		
HOME Program Income (Estimated)	Program Income is received primarily from housing rehabilitation loan payments and payoffs and affordable housing activities payoffs	\$ 40,000.00

Citizens requiring additional information regarding the 2013 CDBG and HOME Programs should contact the Grants & Housing Department at 409-797-3820. The 2013 Consolidated Program Action Plan Summary is available for review at the City of Galveston Grants & Housing Department located at 905-25<sup>th</sup> Street. The City encourages citizen participation in the Consolidated Planning process. Questions or comments on the 2013 Consolidated Program will be received either by telephone at 409-797-3820 or in writing to City of Galveston, Grants & Housing Department, P. O. Box 778, Galveston, TX 77553 until 5:00 p.m., May 7, 2013.



The City of Galveston Affirmatively Furthers Fair Housing.

## GALVESTON CITY COUNCIL NOTEBOOK

### Officials preview community projects

#### » GALVESTON

Alice Law, assistant director for grants and housing, updated the Council on what housing and community development projects the city may use federal money for in 2013.

The projects would be funded by the city's allocation of Community Development Block Grants. The grants are separate and significantly smaller than Round 2 disaster recovery grants and are overseen directly by the city.

The projects proposed by Law include paying for staff and equipment at two city recreation centers, installing sidewalks and ramps between avenues L and K from 25th to 57th streets, funding code enforcement officers and funding some home rehabilitation projects.

Because no federal budget has been passed, the city does not know how much money it will receive this year. The estimates before the council were based on the money it received last year. In 2012, the city received \$1,565,215 in direct CDBG and HOME grants from the U.S. Department of Housing and

Urban Development.

Councilwoman Elizabeth Beeton suggested some of the funds for home projects could be removed, as disaster recovery funds will be used for similar projects.

The council could vote on moving ahead on some of the plans later in the month.

GALVESTON COUNTY

# THE DAILY NEWS

Monday, April 8, 2013

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## Sequester cuts might derail isle projects

CDBG money isn't related to city's disaster recovery funds

By **JOHN WAYNE FERGUSON**  
The Daily News

### » GALVESTON

The city has plans for its annual allotment of federal community development money. But the mandatory federal budget cuts made by Congress at the beginning of March could derail some of the projects

See cuts | A5

## CUTS

Continued from Page A1

the city hopes to complete later this year.

At a meeting March 28, city council members unanimously approved two grant applications asking for a total of \$1.5 million in Community Development Block Grant and HOME funds from the U.S. Department of Housing and Urban Development.

The money is part of an annual grant that the city receives directly from Washington. It is not related to the city's disaster recovery funds.

The money is slated to pay for some city jobs, to improve sidewalks and fund programs supporting homeowners, among other things.

But the city's plans are based on estimates from last year's grant award, not on how much the housing department will make available this year, city officials said.

Sterling Patrick, the director of the city's grants and housing programs, told the city council he expects the city will receive less money than last year because of the sequester.

"The HUD funding will reduce, which will effectively reduce our budget," Patrick said.

According to the plan approved by the city council, the parks and recreation department would receive \$188,257 to pay for staff, supplies and equipment for summer programs at the Wright Cuney and Menard Park recreation centers.

The public works department would get \$334,494 to repair or install 27,000 feet of sidewalk on Avenues K and L and in the Hollywood Heights neighborhood.

The code enforcement department would get \$242,000 to pay for four compliance officers as well as for building demolitions and lot clean-ups.

City-run housing programs would receive more than \$500,000 for housing rehabilitation and first-time homebuyer programs and another \$290,000 would be used for administration.

"If my funding is cut, we will have to look at closing my recreation centers," Barbara Sanderson, director of parks

and recreation told the city council. "We won't be able to survive."

On March 11, U.S. housing Secretary Shaun Donovan said the sequester would cut \$212 million from the HOME and CDBG programs and cost cities half a billion dollars more in lost matching funds from private sources. He said the cuts also would jeopardize 21,800 jobs nationwide.

The federal housing department uses a formula to determine how much cities such as Galveston will receive from programs like CDBG and HOME each year. According to a letter sent to mayors in CDBG-funded cities by Deputy HUD secretary Maurice Jones, changes to this year's formula would result in 5 percent reductions in the amount cities receive.

Based on what Galveston received in 2012, the city would lose \$78,261 due to the sequester. But until the city receives a final allotment from HUD, it will stand by the amounts outlined in the \$1.5 million plan.

Patrick and a city

spokesperson did not respond to calls asking how the plan would be adjusted if this year's grants are decreased.

A spokesman from HUD's Houston office said it had not yet received Galveston's grant application. It is due by April 17 in order to begin a final approval process. When approved, the money would be released June 1, the beginning of the city's grant fiscal year.

Contact reporter John Wayne Ferguson at john.ferguson@galvnews.com or 409-683-5226.

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## News 2013

### Notice of Public Hearing and Public Comment Period - CDBG / HOME Program

03/21/13

*City of Galveston will hold a public hearing to give all Island residents an opportunity to voice opinions on the funding priorities for the next 5 years' HUD Community Development Block Grant and HOME Investment Partnership Programs.*

### Notice of Public Hearing and Public Comment Period for the 5-Year Consolidated Planning Process for HUD Community Development Block Grant & HOME Investment Partnership Programs

City of Galveston will hold a public hearing to give all Island residents an opportunity to voice opinions on the funding priorities for the next 5 years' HUD Community Development Block Grant and HOME Investment Partnership Programs. We would like to hear your comments on how we should plan to spend your CDBG and HOME funding over the next 5 years.

All attendees are invited to speak on the subjects of Community Development and Housing at the public hearing on:

Tuesday, March 26, 2013 • 5:30 PM  
Galveston City Hall  
Room 204  
823 Rosenberg, Galveston, Texas

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and

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Please contact the Grants and Housing Department at 409-797-3820.

The City of Galveston Affirmatively Furthers Fair Housing In coordination with our Consolidated Planning process, we are soliciting input from our citizens through surveys.

Surveys can be accessed online by clicking here:

[Click here for English Survey](#)

[Click here for Spanish Survey](#)

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**Document Included:** Public Notice Flyer - English Public Notice Flyer - Spanish

#### **More News**

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## Notice of Public Hearing and Public Comment Period for the 5-Year Consolidated Planning Process for HUD Community Development Block Grant & HOME Investment Partnership Programs

City of Galveston will hold a public hearing to give all Island residents an opportunity to voice opinions on the funding priorities for the next 5 years' **HUD Community Development Block Grant and HOME Investment Partnership Programs**. We would like to hear your comments on how we should plan to spend your CDBG and HOME funding over the next 5 years.

All attendees are invited to speak on the subjects of Community Development and Housing at the public hearing on:

**Tuesday, March 26, 2013 • 5:30 PM**  
**Galveston City Hall**  
**Room 204**  
**823 Rosenberg, Galveston, Texas**

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The City of Galveston Affirmatively Furthers Fair Housing

**Aviso de Audiencia Pública y  
Período de comentarios públicos para el proceso de  
planificación consolidada de 5 años para  
el bloque de concesiones de desarrollo comunitario  
del HUD y programas de inversión y cooperación HOME**

La Ciudad de Galveston llevará a cabo una audiencia pública para dar a todos los residentes de la isla la oportunidad de expresar sus opiniones sobre las prioridades de financiación para los programas **del bloque de concesiones de desarrollo comunitario del HUD y programas de inversión y cooperación HOME** de los próximos 5 años. Nos gustaría recibir sus comentarios sobre cómo debemos planificar para utilizar los fondos de CDBG y HOME durante los próximos 5 años.

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**5:30 PM**

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**Historial del Programa CDBG y del Programa HOME**

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- 1.** La mejora del desarrollo urbano en zonas de ingresos bajos y moderados;
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Las actividades elegibles incluyen pero no se limitan a: la construcción y mejoras de instalaciones públicas, accesibilidad para discapacitados; la financiación operativa para las agencias no lucrativas que prestan servicios principalmente a personas de ingresos bajos, la rehabilitación de las viviendas ocupadas por sus propietarios, la asistencia de desarrollo de vivienda, asistencia a compradores de vivienda por primera vez; aplicación de códigos de la Ciudad; eliminación y demolición, mejoras de infraestructura, desarrollo de negocios y actividades de creación de empleo.

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LOCAL

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# ADN para e muerte

## Ejecuciones en Texas

**493** desde 1982



do el costo, el tiempo o el hecho de que el material incriminatorio o exculpatorio no fue evidente de manera inmediata.

Cuando el valor exculpatorio de la evidencia encontrada en la escena del crimen no es descubierto hasta tiempo después, durante la etapa de apelaciones, ambos el acusado y las familias de las víctimas ya han padecido una injusticia que pudo haber sido evitada.

La SB 1292 requiere que el laboratorio de crimen del Departamento de Seguridad Pública de Texas (DPS) realice las pruebas de ADN por cuenta del Estado y entregue los resultados de dichas exámenes tanto al acusado como a los fiscales estatales. /AGENCIAS



El procurador de Texas, Greg Abbott, dijo que las pruebas de ADN obligatorias ayudarían a aplicar sentencias más justas y evitar muertes de posibles inocentes. /Foto: ARCHIVO

### Aviso de Audiencia Pública y Período de comentarios públicos para el proceso de planificación consolidada de 5 años para el bloque de concesiones de desarrollo comunitario del HUD y programas de inversión y cooperación HOME

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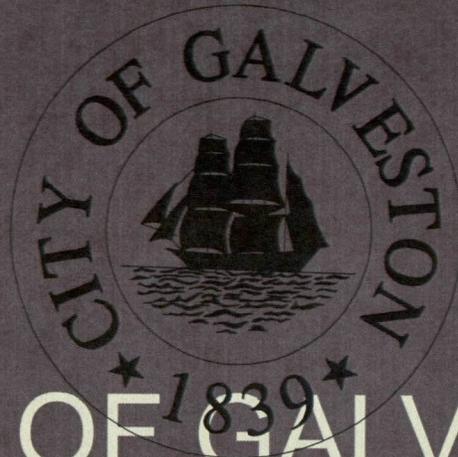
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# Attachment C

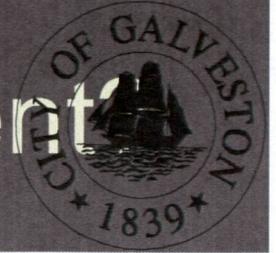


CITY OF GALVESTON  
5-YEAR CONSOLIDATED  
PLAN FOR HUD  
COMMUNITY  
DEVELOPMENT  
PROGRAMS



Public Hearing

# What is Community Development



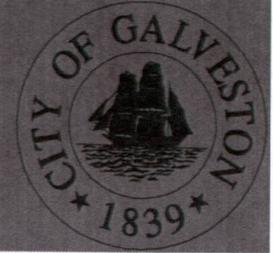
U. S. Department of HUD provides annual grants on a formula basis to Entitlement Communities (including cities with more than 50,000 people) to provide decent housing and a suitable living environment, and expand economic opportunities, principally for low- and moderate-income persons.

Two grants Galveston Receives Are:

- Community Development Block Grant
- HOME Investment Partnership Grant



# How Much Money Does Galveston Typically Receive?

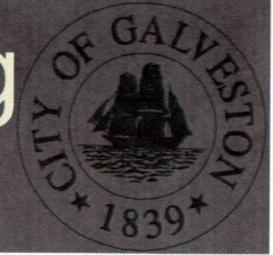


Community Development Block Grant	~\$1,255,000
HOME Investment Partnership	~\$310,000

*This represents about a \$500,000 drop in funding since 2010 and we should expect another 5% (78,000) reduction for PY 2013*



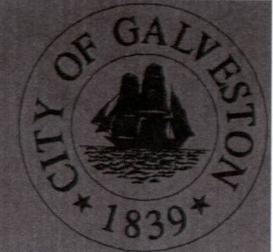
# What Objectives Must the Funding Meet?



Objective	Explanation
<b>Benefit Low- to Moderate-Income Residents</b>	<b>Residents with total household income of 80% or less of the area's median income</b>
<b>Eliminate or Reduce Slum and Blight</b>	<b>Improve neighborhoods and commercial areas through new construction, code enforcement, storefront improvements, housing rehabilitation, new/improved infrastructure, historic preservation</b>
<b>Meet an Urgent Need</b>	<b>Rehabilitation, improvements after a natural or man-made disaster – physical, economic or social</b>



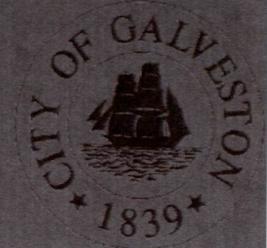
# What is 80% of Area Median Income?



Household Size (Full-time residents of household)	Income Limit (2013 limit)
1 person	\$37,100
2 people	\$42,400
3 people	\$47,700
4 people	\$52,950
5 people	\$57,200
6 people	\$61,450
7 people	\$65,700
8 or more people	\$69,900



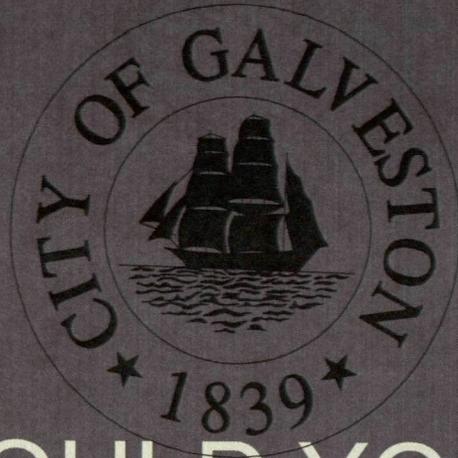
# How Can Galveston Spend The Money?



CDBG	HOME*
Infrastructure Projects	Community Housing Development Organizations (CHDOs) (At least 15% must be set aside for CHDOs)
Public Facilities (buildings & parks)	Land for Housing Developments
Historic Preservation	Purchase or Construction of Housing
New Housing	Convert Other Uses to Housing
Rehabilitation or Demolition of Housing	Rehabilitation of Existing Housing
Code Enforcement	First-time Homebuyer's Assistance
Economic Development	Rental Assistance
Social Services (15% maximum)	Program Administration (10% maximum)
Program Administration (20% maximum)	

*\*City must provide at least a 25% match for all HOME funds*



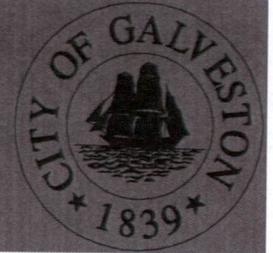


HOW WOULD YOU LIKE TO  
SEE THE MONEY SPENT?  
(Please also complete the  
survey on City's website at  
[cityofgalveston.org](http://cityofgalveston.org) or at sign-in  
table)



All HUD Programs

# Housing-Related Programs? (Using CDBG and HOME Funds)

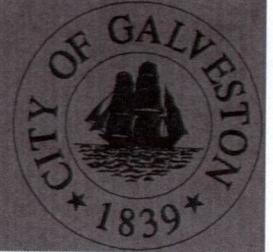


## Possible Activities for Low- to Moderate-Income Residents (High, Medium or Low Priority for Spending Funds)

<b>New neighborhoods of housing to purchase</b>		<b>New apartments</b>
<b>New scattered-site owner-occupied housing</b>		<b>New scattered-site rental housing</b>
<b>Rehabilitate existing owner-occupied housing</b>		<b>Rehabilitate existing rental housing</b>
<b>Demolish and rebuild owner-occupied housing</b>		<b>Provide tenant-based rental assistance</b>
<b>Provide financial assistance to first-time homebuyers</b>		



# Social Service Programs?



**Possible Services for Low- to Moderate-Income Residents (High, Medium or Low Priority for Spending Funds) (Up to 15% of CDBG funds can be used)**

**Subsistence assistance for rent, utilities, prescription medications**

**Children services such as child care, services to abused/neglected children**

**Assistance to elderly or disabled**

**Legal services**

**Youth services, such as drop-out prevention, after-school programs, mentoring**

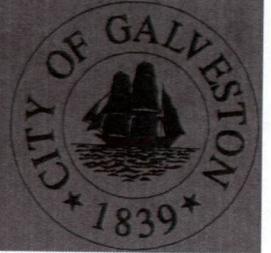
**Employment training and adult education**

**Services for homeless or at risk of homelessness, including victims of domestic violence**

**Health care services, including physical health, mental health, substance abuse treatment**



# Neighborhood-Based Programs?



## Possible Services for Low- to Moderate-Income Neighborhoods (High, Medium or Low Priority for Spending Funds)

Code enforcement, including demolition of abandoned buildings, clearing abandoned/disabled cars, clearing lots, general neighborhood clean-ups

New or improved flood control, including storm sewers, clearing/rectifying/enlarging ditches/ streams/bayous

Crime prevention and awareness

New or improved park and recreational services or equipment

Historic preservation of residential and non-residential structures

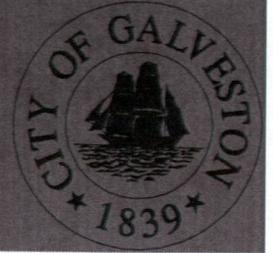
New or improved sidewalks, pedestrian trails, bikeways

New or improved water or sanitary sewer lines or pump stations

New street lighting



# Public Facilities?



## Possible Facilities for Low- to Moderate-Income Neighborhoods or Special Populations (High, Medium or Low Priority for Spending Funds)

### Neighborhood-based

### Special Populations

Community centers, multi-purpose centers or recreational centers

Youth centers

Parks, hike & bike trails, other open space improvements

Homeless facilities

Police substations or fire stations

Facilities for elderly or disabled

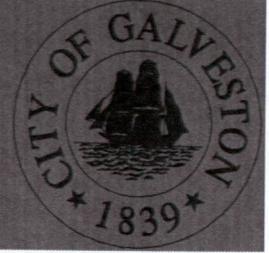
Health facilities

Special facilities (housing, health clinics, social service centers) for people with HIV/AIDS

Child care centers



# Who Can Receive Funds?



**All CDBG and HOME funding is provided through agencies including:**

**City departments, such as police, fire, parks, public works**

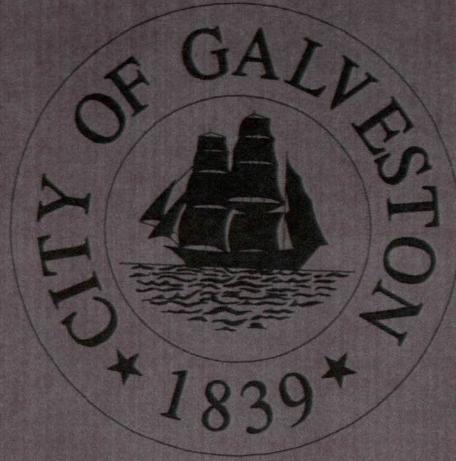
**Non-profit service agencies**

**Non-profit facilities**

**Community Housing Development Organizations (CHDOs)**

**Other non-profit housing developers**



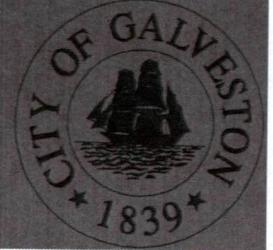


# AFFIRMATIVELY FURTHERING FAIR HOUSING IN GALVESTON



Fair Housing Issues

# Groups Protected by Law

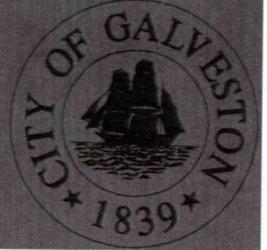


- ❖ Racial and ethnic minorities
- ❖ Elderly and other specific age groups
- ❖ Disabled
- ❖ Large families
- ❖ Unmarried couples, LGBT individuals/couples
- ❖ Single parent households
- ❖ Households in certain neighborhoods

*Though not a specific “protected class” low-moderate income residents are a focus of HUD’s enforcement of the Fair Housing Act*



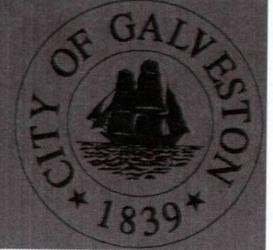
# Situations Not Covered by Law



- ✘ Insufficient income
- ✘ Poor credit history
- ✘ Criminal record
- ✘ Currently using illegal drugs
- ✘ For home purchases, insufficient down payment



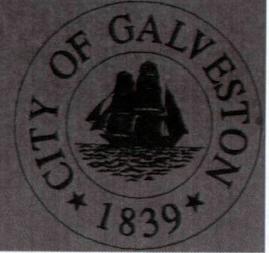
# Potential Violators



- ❖ Landlords – refusing to rent to protected class
- ❖ Sellers – refusing to sell to protected class
- ❖ Realtors – refusing to show homes to protected class or in specific neighborhood
- ❖ Lenders – refusing to lend to protected class or in specific neighborhood
- ❖ Homeowners Associations (HOAs) – deed restrictions prohibiting protected class members or certain housing types (group homes)
- ❖ Insurance companies – refusing to insure homes of protected class or in specific neighborhood
- ❖ Cities – having ordinances or policies that discriminate against protected class, housing type, incomes



# Reporting Violators

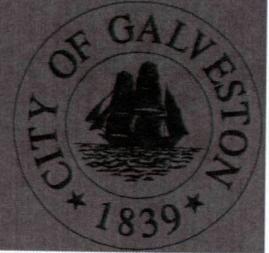


- ❖ HUD is responsible for investigating and charging violators & a complaint must be filed with HUD
- ❖ City's Fair Housing Officer is located in the Grants & Housing Department & can assist in filing of a complaint of a potential violator or
- ❖ Contact the Houston HUD office directly at:  
*1301 Fannin, Suite 2200  
Houston, TX 77002  
(713) 718-3199*



Go to [www.hud.gov](http://www.hud.gov) → A to Z Index in upper right hand corner → Fair Housing Information

# Questions, Comments Welcome



Peg Purser –  
CDBG  
Consultant

281-812-5855

[mkpurser@mkpconsulting.com](mailto:mkpurser@mkpconsulting.com)

City's Grants & Housing  
Department

409-797-3820

905 25<sup>th</sup> Street

Galveston, TX 77550



# Attachment D

Exit this survey

**1. Respondent Information**

**1. Do you consider yourself to be (check all that apply):**

- Elected Official
- Advocacy Group Staff Member, Board Member or Volunteer
- Non-profit Agency Staff Member, Board Member or Volunteer
- Homeowners' Association (HOA) Board Member
- Other (please specify)
- Realtor
- Housing Developer
- City of Galveston Resident
- Property owner

**2. If you live on the Island, in what neighborhood or apartment complex do you live?**

**3. If you represent a non-profit agency or advocacy group, what primary population(s) do you serve?**

- African American population
- Hispanic population
- Asian population
- Low income
- Elderly/seniors
- Children & youth
- Physically disabled/other-abled
- Visually impaired
- Hearing impaired
- Victims of domestic violence or sexual assault
- Homeless

Other (please specify)

**4. In general, what do you consider the greatest housing needs and issues facing Galveston?**

**5. In general, besides housing issues, what do you consider the greatest overall community needs and issues facing Galveston?**

Next

Exit this survey

**2. Housing Issues**

**1. Please rate the following owner-occupied housing needs in Galveston:**

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Minor Repair	<input type="radio"/>					
Moderate or Major Repair/Rehabilitation	<input type="radio"/>					
Demolition/Reconstruction	<input type="radio"/>					
Construction of New Affordable Housing	<input type="radio"/>					
Construction of New Housing for Middle and Upper Incomes	<input type="radio"/>					
Energy Efficiency Improvements	<input type="radio"/>					
Downpayment Assistance for 1st-time Buyers	<input type="radio"/>					
Housing/Credit Counseling	<input type="radio"/>					
Assistance with Disaster Housing and like Recovery	<input type="radio"/>					

Other (please specify)

**2. Please rate the following rental housing needs in Galveston:**

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Minor Repair	<input type="radio"/>					
Moderate or Major Repair/Rehabilitation	<input type="radio"/>					
Demolition/Reconstruction	<input type="radio"/>					
Assisted Facilities for Frail Elderly	<input type="radio"/>					

Galveston 2013 Housing & Community Development Needs Survey

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Assisted Facilities for Disabled	<input type="radio"/>					
Independent Living Apartments for Elderly	<input type="radio"/>					
Handicapped-Accessible Apartments	<input type="radio"/>					
Supportive Transitional Housing for the Homeless	<input type="radio"/>					
Permanent Supportive Housing	<input type="radio"/>					
Rental Units for Low to Moderate Income Small Households (1-4 persons)	<input type="radio"/>					
Rental Units for Low to Moderate Income Large Households (5+ persons)	<input type="radio"/>					
Rental Units for Corporate or Short-term Lease	<input type="radio"/>					
Additional Section 8 Housing Choice Vouchers	<input type="radio"/>					
Additional/Replacement Public Housing Units	<input type="radio"/>					
Other (please specify)	<input type="text"/>					

**3. Please respond to the following comments regarding public housing in Galveston. The units of public housing destroyed by Hurricane Ike should be:**

	Agree Strongly	Agree Somewhat	Disagree Somewhat	Disagree Strongly	No Opinion
Replaced at their former locations	<input type="radio"/>				
Replaced by mixed-income apartment complexes at the former locations of the destroyed developments	<input type="radio"/>				

	Agree Strongly	Agree Somewhat	Disagree Somewhat	Disagree Strongly	No Opinion
Replaced by scattered site single family, duplex, tri-plex or 4-plex on vacant residential lots throughout the Island	<input type="radio"/>				
Replaced on the mainland, not on the Island	<input type="radio"/>				
Not be replaced and Section 8 vouchers should be given to the residents	<input type="radio"/>				

**4. What is your opinion of the current GHA plan to build some mixed-income apartments on the sites of the former Magnolia Homes and Cedar Terrace and replace the remaining destroyed units with public housing in single family, duplex, tri-plex or 4-plex buildings scattered throughout residential areas of Galveston?**

Prev

Next

## Galveston 2013 Housing &amp; Community Development Needs

[Exit this survey](#)**3. Non-Housing Community Issues**

**1. Please rate the following public facilities needs in Galveston (including new additional or rehabilitation or replacement of existing):**

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Multi-service/Recreational Facilities	<input type="radio"/>					
Public Neighborhood Parks	<input type="radio"/>					
Senior Centers	<input type="radio"/>					
Centers for Disabled	<input type="radio"/>					
Youth Centers	<input type="radio"/>					
Child Care Centers/Head Start Programs	<input type="radio"/>					
Free or Low-Cost Health Clinics	<input type="radio"/>					
Homeless and/or Domestic Violence Shelters	<input type="radio"/>					
Improved Storm Protection (Wind and Storm Surge)	<input type="radio"/>					
Improved Public Beaches and Beachfront	<input type="radio"/>					
Flood Control/Drainage	<input type="radio"/>					
Water/Sanitary Sewer Lines	<input type="radio"/>					
Sidewalks	<input type="radio"/>					
Streets	<input type="radio"/>					

Galveston 2013 Housing & Community Development Needs Survey

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Street/Sidewalk Lighting	<input type="radio"/>					
Fire Stations	<input type="radio"/>					
Police Substations	<input type="radio"/>					

Additional Public or Social Service Facilities (please specify)

**2. What do you think should be the City's primary concerns to focus on regarding public infrastructure and facilities in Galveston?**

**3. What do you see as the major economic development issues facing Galveston at this time?**

	Very High Priority	High Priority	Low Priority	Very Low Priority
Job creation for professionals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job creation for skilled laborers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job creation for unskilled laborers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational/job training opportunities for professionals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Education/job training opportunities for skilled laborers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Education/job training opportunities for unskilled laborers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Galveston 2013 Housing & Community Development Needs Survey

	Very High Priority	High Priority	Low Priority	Very Low Priority
Attracting companies that employ professionals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attracting companies that employ skilled laborers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attracting retail and entertainment companies that employ unskilled laborers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creating incentives to retain employment on the Island	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**4. How do you think the city can best address the economic development issues in Galveston?**

**5. Please rate the following public and social service needs in Galveston (additional or replacement, excluding housing needs):**

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Code enforcement/Neighborhood clean-ups	<input type="radio"/>					
Services for abused/neglected children	<input type="radio"/>					
Services for victims of domestic violence or sexual assault	<input type="radio"/>					
Services for the homeless	<input type="radio"/>					

Galveston 2013 Housing & Community Development Needs Survey

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Services for veterans	<input type="radio"/>					
Legal services	<input type="radio"/>					
Child care services	<input type="radio"/>					
Youth services (recreational, tutoring, mentoring, counseling)	<input type="radio"/>					
Senior services (day programs, meals on wheels, etc.)	<input type="radio"/>					
Services for the disabled (day programs, meals on wheels, etc.)	<input type="radio"/>					
ESL/Literacy education/Adult education	<input type="radio"/>					
Mental health and/or substance abuse services	<input type="radio"/>					
Emergency, interim assistance (rent/mortgage, utilities, prescription drugs)	<input type="radio"/>					
Employment Training/Job Placement	<input type="radio"/>					
Economic or Micro-business Programs	<input type="radio"/>					
Health services	<input type="radio"/>					
Crime prevention/awareness	<input type="radio"/>					
Transportation services	<input type="radio"/>					

Other public or social services (please specify)

**6. Overall, what do you see as the top social service needs in Galveston?**

# Galveston 2013 Housing & Community Development Needs Survey

Prev

Next

Exit this survey

**4. Fair Housing and Equal Opportunity Issues**

**1. Please evaluate fair housing in Galveston. Note that housing discrimination is based on location of the home and/or the race/ethnicity, gender, age, disability, national origin, family structure of the prospective tenants, buyers or insured. Insufficient tenant/buyer income or credit history are not fair housing issues. Please answer the following yes or no. Have you or others you know:**

	Yes	No
Experienced inability to rent or purchase a home due to race or ethnicity	<input type="radio"/>	<input type="radio"/>
Experienced inability to rent or purchase a home due to national origin or perceived national origin	<input type="radio"/>	<input type="radio"/>
Experienced inability to rent or purchase a home due to a physical or mental disability	<input type="radio"/>	<input type="radio"/>
Experienced inability to rent or purchase a home due to being over 60 years of age	<input type="radio"/>	<input type="radio"/>
Experienced inability to rent or purchase a home due to gender	<input type="radio"/>	<input type="radio"/>
Experienced inability to rent or purchase a home due to household structure (unmarried partners, presence	<input type="radio"/>	<input type="radio"/>

	Yes	No
of children, single parents, single individuals, LGBT individuals/couples)		
Experienced refusal to be shown a home or acquire a mortgage to purchase in a predominately minority or low-income neighborhood	<input type="radio"/>	<input type="radio"/>
Experienced inability to get homeowner's insurance for housing in specific neighborhoods	<input type="radio"/>	<input type="radio"/>

**2. What limitations to accessibility to the housing of choice and the related amenities do you see in Galveston?**

- Lack of affordable quality housing for the low- to moderate-income
- Lack of quality housing for the disabled
- There exists segregation in Galveston with high concentrations of minorities in certain neighborhoods
- Public and private amenities (public facilities, retail, jobs, medical care, etc.) are not conveniently located in or near neighborhoods that are low- to moderate-income or predominately minority
- Neighborhoods with high concentrations of minorities or low-income do not receive equal public services (sidewalks, street lights, quality streets, police and fire protection, parks, etc) to those higher-cost or predominately white neighborhoods
- Public transportation does not run through low-income or minority neighborhoods
- Public transportation does not go areas with concentrated employment opportunities

Other (please specify)

**3. Please rate employment oportunties on the Island?**

- Adequate employment oportunties for all employment types

- Lacking opportunities for those without a college degree
- Lacking opportunities for those with Limited English Proficiency
- Lacking opportunities for those with at least a college degree
- Jobs are available but do not pay a liveable wage
- Lacking job training opportunities

Other (please specify)

**4. In general, what barriers or impediments do you see for low-income, minorities, elderly, disabled, large families, lesbian/gay/bisexual/transgender individuals in finding the type and location of housing of their choice that is accessible to community amenities and employment opportunities?**

**5. How do you think the City could address the barriers or impediments to fair housing choice on the Island ?**

Prev

Done

# Necesidades de Vivienda y Desarrollo de la Comunidad de Galveston 2013

Exit this survey

## 1. Información del participante

### 1. Usted se considera ser (marque todo lo que aplique):

- |   |  |
|---|--|
| <input type="checkbox"/> Delegado Elegido   | <input type="checkbox"/> Agente de Bienes Raíces             |
| <input type="checkbox"/> Miembro del personal de un Grupo de Defensa, Miembro del Consejo o Voluntario            | <input type="checkbox"/> Agente de Desarrollo Residencial    |
| <input type="checkbox"/> Miembro del personal de una Agencia sin Fines de Lucro, Miembro del Consejo o Voluntario | <input type="checkbox"/> Residente de la Ciudad de Galveston |
| <input type="checkbox"/> Miembro del Consejo de la Asociación de Dueños de Casa (HOA)                             | <input type="checkbox"/> Propietario de Vivienda             |
| <input type="checkbox"/> Otro (Por favor especifique)   |  |

### 2. ¿Si usted vive en la isla, en qué urbanización o complejo de apartamentos vive usted?

### 3. Si usted representa a una Agencia no lucrativa del Grupo de Defensa, ¿Cuál es la población primaria que sirven?

- |   |   |
|---|---|
| <input type="checkbox"/> Población Afro-Americana           | <input type="checkbox"/> Población con discapacidad física/mental       |
| <input type="checkbox"/> Población Hispana                  | <input type="checkbox"/> Ciegos   |
| <input type="checkbox"/> Población Asiática                 | <input type="checkbox"/> Sordos   |
| <input type="checkbox"/> Población de bajos recursos        | <input type="checkbox"/> Víctimas de violencia domestica o abuso sexual |
| <input type="checkbox"/> Ancianos/personas de edad avanzada | <input type="checkbox"/> Personas sin vivienda (Indigentes)             |
| <input type="checkbox"/> Niños y jóvenes                    |   |

Otro (especifique por favor)

### 4. En general, ¿qué considera usted que son las mayores necesidades de vivienda y cuáles son los problemas que enfrentan en Galveston?

**5. En general, además de los problemas de vivienda, ¿qué considera usted que son las mayores necesidades de la comunidad y cuáles son los problemas que enfrentan en Galveston?**

Next

Necesidades de Vivienda y Desarrollo de la Comunidad de Galveston 2013

Exit this survey

**2. Problemas de Vivienda**

**1. Clasifique por favor las siguientes necesidades de viviendas ocupadas por el dueño en Galveston**

	Necesidad Muy Baja	Necesidad Baja	Necesidad Moderada	Necesidad Alta	Necesidad Muy Alta	N/A
Reparos Menores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reparos Medianos o Grandes/Rehabilitación	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Demolición/Reconstrucción	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construcción de una casa Nueva a un Precio Razonable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Construcción de una casa Nueva para Sueldos Medianos o Altos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mejoras para Ahorrar Energía	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ayuda para el Pago Inicial para Compradores por Primera Vez	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Asesoramiento de Crédito y Vivienda	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ayuda de Desastre de Vivienda y Recuperación de Ike	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify)	<input style="width: 100%; height: 20px;" type="text"/>					

**2. Clasifique por favor las siguientes necesidades de vivienda de alquiler en Galveston:**

	Necesidad Muy Baja	Necesidad Baja	Necesidad Moderada	Necesidad Alta	Necesidad Muy Alta	N/A
Reparos Menores	<input type="radio"/>					

Necesidades de Vivienda y Desarrollo de la Comunidad de Galveston 2013 Survey

	Necesidad Muy Baja	Necesidad Baja	Necesidad Moderada	Necesidad Alta	Necesidad Muy Alta	N/A
Reparos Medianos o Grandes/Rehabilitación	<input type="radio"/>					
Demolición/Reconstrucción	<input type="radio"/>					
Instalaciones con Asistencia para Ancianos Frágiles	<input type="radio"/>					
Instalaciones con Asistencia para Personas con Impedimentos	<input type="radio"/>					
Apartamentos para Ancianos Independientes	<input type="radio"/>					
Apartamentos con Acceso para Personas con Impedimentos	<input type="radio"/>					
Vivienda Temporal de Apoyo para Personas Indigentes	<input type="radio"/>					
Vivienda de Apoyo Permanente	<input type="radio"/>					
Unidades de Alquiler para Familias Pequeñas con Bajos a Medianos Recursos (de 1 a 4 personas)	<input type="radio"/>					
Unidades de Alquiler para Familias Grandes con Bajos a Medianos Recursos (de 5 personas o más)	<input type="radio"/>					
Unidades de Alquiler Corporativo o de Renta a Corto Plazo	<input type="radio"/>					
Vales Adicionales de Vivienda Electiva de la Sección 8	<input type="radio"/>					
Unidades Adicionales/de Reemplazo de Vivienda Pública	<input type="radio"/>					

Other (please specify)

**3. Por favor responda a los siguientes comentarios con respecto a la vivienda pública en Galveston. Las unidades de vivienda pública destruidas por el huracán Ike deben ser:**

	Totalmente de acuerdo	Un poco de acuerdo	Un poco en desacuerdo	Totalmente en desacuerdo	No Opinion
Reemplazarlas en su ubicación original	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reemplazarlas por complejos de apartamentos de ingresos mixtos en la ubicación original de los complejos destruidos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reemplazar ubicándolos en lotes residenciales individuales, dobles, triples y cuádruples vacantes en la Isla	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reemplazarlas en tierra firme, no en la isla	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
No reemplazarlas y entregar vales de Sección 8 a los residentes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**4. ¿Cuál es su opinión sobre el actual plan de GHA para construir unos apartamentos de ingresos mixtos en los sitios donde estaban Magnolia Homes and Cedar Terrace y reemplazar las unidades que quedaron destruidas con viviendas públicas individuales, dobles, triples y cuádruples en lotes residenciales vacantes en la Isla dispersas por las zonas residenciales de Galveston?**

Prev

Next

Necesidades de Vivienda y Desarrollo de la Comunidad de Galveston 2013

Exit this survey

**3. Problemas Comunitarios No de Vivienda**

**1. Clasifique por favor las siguientes necesidades de las Instalaciones Públicas en Galveston (incluyendo nueva adicional o reconstruida o remplazo de una existente):**

	Necesidad Muy Baja	Necesidad Baja	Necesidad Moderada	Necesidad Alta	Necesidad Muy Alta	N/A
Instalaciones Recreacionales/de Servicios Múltiples	<input type="radio"/>					
Parques Públicos de la Vecindad	<input type="radio"/>					
Centros para Ancianos	<input type="radio"/>					
Centros para personas con Impedimentos físicos o mentales	<input type="radio"/>					
Centros para Jóvenes	<input type="radio"/>					
Centros de cuidado de Niños/Programas de Ventaja	<input type="radio"/>					
Clínicas Gratuitas o de Bajo Costo	<input type="radio"/>					
Refugios para Personas Indigentes/o Víctimas de Violencia Domestica	<input type="radio"/>					
Protección de Tormenta Mejorada (para Viento y Oleaje de Tormenta)	<input type="radio"/>					

Necesidades de Vivienda y Desarrollo de la Comunidad de Galveston 2013 Survey

	Necesidad Muy Baja	Necesidad Baja	Necesidad Moderada	Necesidad Alta	Necesidad Muy Alta	N/A
Playas Públicas e Instalaciones Frente al Mar Mejoradas	<input type="radio"/>					
Control de Inundación y Drenaje	<input type="radio"/>					
Líneas de Agua y Drenaje	<input type="radio"/>					
Veredas	<input type="radio"/>					
Calles	<input type="radio"/>					
Iluminación de Veredas y Calles	<input type="radio"/>					
Estaciones de Bomberos	<input type="radio"/>					
Subestaciones de Policía	<input type="radio"/>					

Instalaciones Adicionales de Servicio Público o Social (especifique por favor)

**2. ¿Qué piensa usted que debe ser la preocupación principal de la ciudad para concentrarse en la infraestructura pública y en cuanto a las instalaciones en Galveston?**

**3. ¿Qué ve usted como el mayor desarrollo económico que enfrenta en este momento Galveston?**

	Prioridad Muy Alta	Prioridad Alta	Prioridad Baja	Prioridad Muy Baja
Creación de empleo para profesionales	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creación de empleo para trabajadores con experiencia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Necesidades de Vivienda y Desarrollo de la Comunidad de Galveston 2013 Survey

	Prioridad Muy Alta	Prioridad Alta	Prioridad Baja	Prioridad Muy Baja
Creación de empleo para trabajadores sin experiencia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educativos/oportunidades de capacitación de trabajo para profesionales	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educativos/oportunidades de capacitación de trabajo para trabajadores con experiencia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educativos/oportunidades de capacitación de trabajo para trabajadores sin experiencia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Atraer a empresas que emplean a profesionales	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Atraer a empresas que emplean a trabajadores con experiencia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Atraer empresas minoristas y de entretenimiento que emplean trabajadores sin experiencia	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Crear incentivos para mantener empleos en la isla	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**4. ¿Cómo piensa que la ciudad puede afrontar mejor las cuestiones de desarrollo económico en Galveston?**

**5. Clasifique por favor las siguientes necesidades Públicas y Sociales en Galveston (adicionales o de reemplazo, excluyendo las necesidades del hogar):**

Necesidades de Vivienda y Desarrollo de la Comunidad de Galveston 2013 Survey

	Necesidad Muy Baja	Necesidad Baja	Necesidad Moderada	Necesidad Alta	Necesidad Muy Alta	N/A
Ordenanzas						
Comunales/Limpieza de la Vecindad	<input type="radio"/>					
Servicios para Niños Abusados o Descuidados	<input type="radio"/>					
Servicios para víctimas de violencia domestica o asalto sexual	<input type="radio"/>					
Servicios para personas Indigentes	<input type="radio"/>					
Servicios para veteranos	<input type="radio"/>					
Servicios Legales	<input type="radio"/>					
Servicios de cuidado de Niños	<input type="radio"/>					
Servicios para Jóvenes (recreacionales, de enseñanza, de liderazgo, de consejeros)	<input type="radio"/>					
Servicios para personas Mayores (programas de día, comidas sobre ruedas, etc.)	<input type="radio"/>					
Servicios para personas con impedimentos físicos o mentales (programas de día, comidas sobre ruedas, etc.)	<input type="radio"/>					
Inglés como Segunda Lengua/Literatura/Educación para Adultos	<input type="radio"/>					
Servicios de Salud Mental y/o abuso de drogas	<input type="radio"/>					
Asistencia Temporal de Emergencia (renta/hipoteca, utilidades, medicinas de prescripción)	<input type="radio"/>					
Entrenamiento para Empleo/Ayuda para conseguir Trabajo	<input type="radio"/>					

	Necesidad Muy Baja	Necesidad Baja	Necesidad Moderada	Necesidad Alta	Necesidad Muy Alta	N/A
Programas Económicos o de Pequeños Negocios	<input type="radio"/>					
Servicios Médicos	<input type="radio"/>					
Prevención/Reconocimiento del crimen	<input type="radio"/>					
Servicios de Transporte	<input type="radio"/>					

Otros Servicios Públicos o Sociales (especifique por favor)

**6. En general, ¿qué piensa usted que son las principales necesidades de servicios sociales en Galveston?**

Prev

Next

Necesidades de Vivienda y Desarrollo de la Comunidad de Galveston 2013

Exit this survey

**4. Problemas de Imparcialidad y Oportunidades Iguales de Vivienda**

**1. Evalúe por favor la imparcialidad de vivienda en Galveston. Tenga en cuenta que la discriminación puede estar basada en la localización de la vivienda y/o la raza/cultura, sexo, edad, impedimento físico o mental, país de origen, estructura familiar de los posibles arrendatarios, compradores o asegurados. El costo de la vivienda y escasos ingresos o crédito de los arrendatarios/compradores no son problemas imparciales de vivienda. Por favor conteste sí o no a lo siguiente. Usted o alguien que usted conozca ha:**

	Si	No
Experimentado la incapacidad de alquilar o comprar una vivienda debido a la raza o cultura	<input type="radio"/>	<input type="radio"/>
Experimentado la incapacidad de alquilar o comprar una vivienda debido a su país de origen o a su percibida nacionalidad de origen	<input type="radio"/>	<input type="radio"/>
Experimentado la incapacidad de alquilar o comprar una vivienda debido a un impedimento físico o mental	<input type="radio"/>	<input type="radio"/>
Experimentado la incapacidad de alquilar o comprar una vivienda por ser mayor de 60 años de edad	<input type="radio"/>	<input type="radio"/>
Experimentado la incapacidad de alquilar o comprar	<input type="radio"/>	<input type="radio"/>

	Si	No
una vivienda debido a su sexo		
Experimentado la incapacidad de alquilar o comprar una vivienda debido a la estructura familiar (pareja sin casarse, presencia de niños, padres solteros, individuos solteros, individuos o parejas homosexuales)	<input type="radio"/>	<input type="radio"/>
Experimentado el rechazo de mostrarle una vivienda o de adquirir un préstamo para comprar en una vecindad predominantemente minoritaria	<input type="radio"/>	<input type="radio"/>
Experimentado la incapacidad de obtener seguro de dueño en una vivienda en una vecindad específica	<input type="radio"/>	<input type="radio"/>

**2. ¿Qué limitaciones para el acceso a la vivienda de su elección y los servicios relacionados ve usted en Galveston?**

- La falta de acceso a viviendas de calidad para las personas con Bajos a Medianos Ingresos
- La falta de acceso a viviendas de calidad para personas con incapacidad física o mental
- Existe segregación en Galveston con altas concentraciones de minorías en ciertos vecindarios
- Servicios públicos y privados (servicios públicos, comercio, trabajo, atención médica, etc.) no se encuentran cerca de los vecindarios con Bajos a Medianos Ingresos o predominantemente minorías

Los vecindarios con altas concentraciones de minorías o de bajos ingresos no reciben iguales servicios públicos (veredas, alumbrado público, calidad de las calles, protección policial y contra incendios, parques, etc.) a los vecindarios de mayor costo o predominantemente de gente blanca

El transporte público no recorre los barrios de bajos ingresos y minoritarios

El transporte público no recorre áreas concentradas con oportunidades de empleo

Otro (especifique por favor)

### 3. Por favor, califique las oportunidades de empleo en la Isla

Oportunidades de empleo adecuadas para todo tipo de empleo

Falta de oportunidades para los que no tienen un título universitario

Falta de oportunidades para las personas con Dominio Limitado del Inglés

Falta de oportunidades para las personas con al menos un título universitario

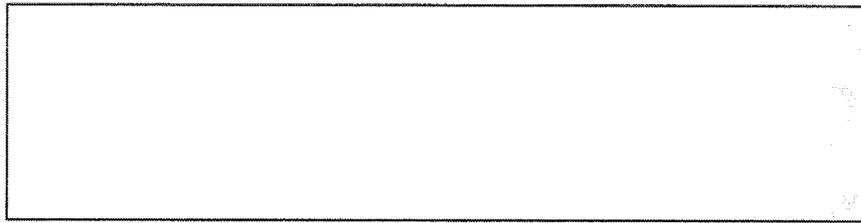
Hay puestos de trabajo disponibles, pero no pagan un salario suficiente para el costo de vida

Falta de oportunidades de capacitación laboral

Otro (especifique por favor)

**4. En general, ¿qué barreras o impedimentos ve usted para individuos de bajos ingresos, las minorías, los ancianos, los discapacitados, las familias grandes, las personas lesbianas/gay/bisexual/transgénero en encontrar el tipo y la ubicación de la vivienda de su elección que pueda acceder a servicios comunitarios y oportunidades de empleo?**

**5. ¿Cómo piensa usted que la Ciudad podría superar los obstáculos o impedimentos para la elección de vivienda justa en la Isla?**



Prev

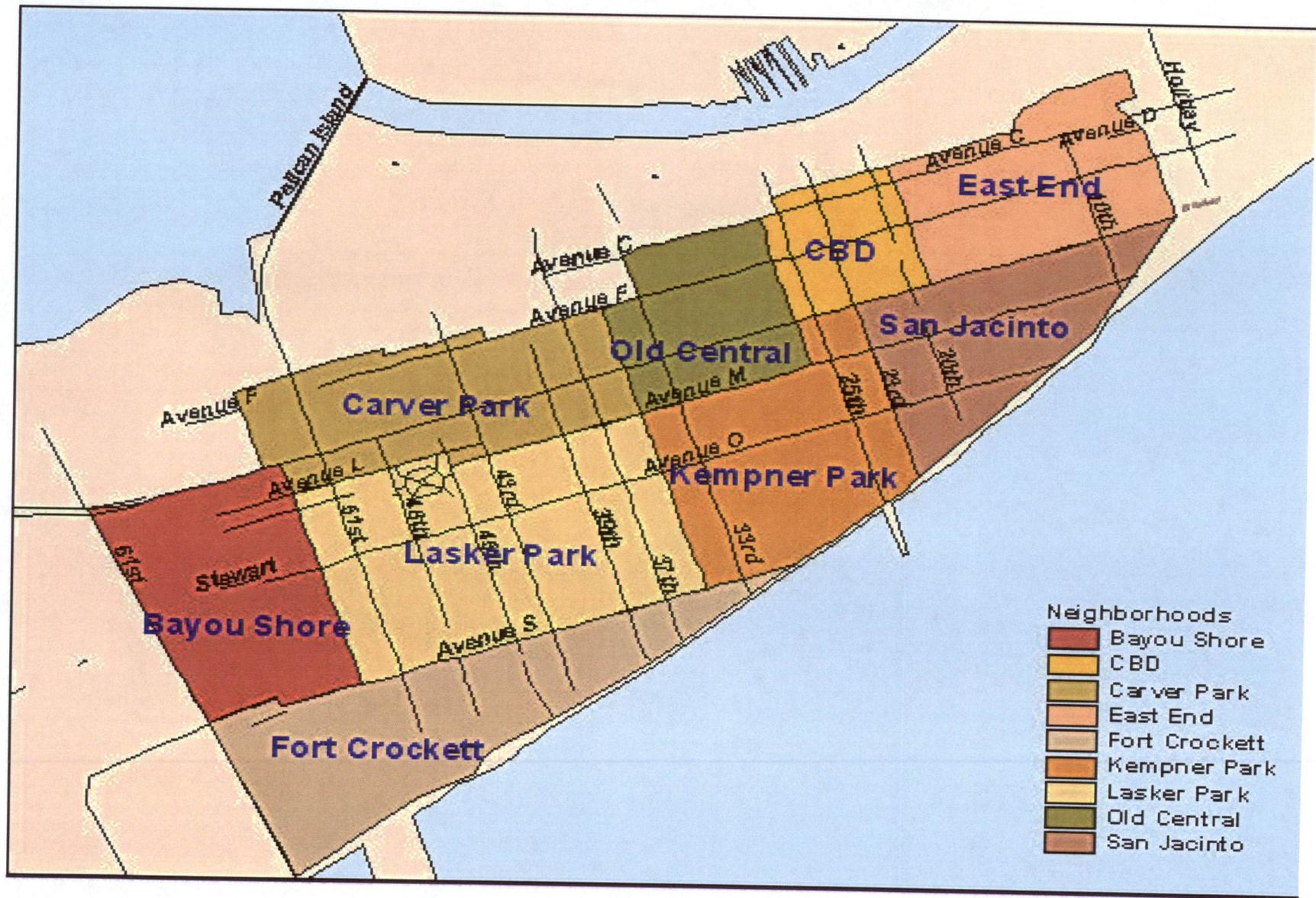
Done

# Attachment E

CDBG Target Area -- Census Tracts with 51% or More Low-Mod Income Households

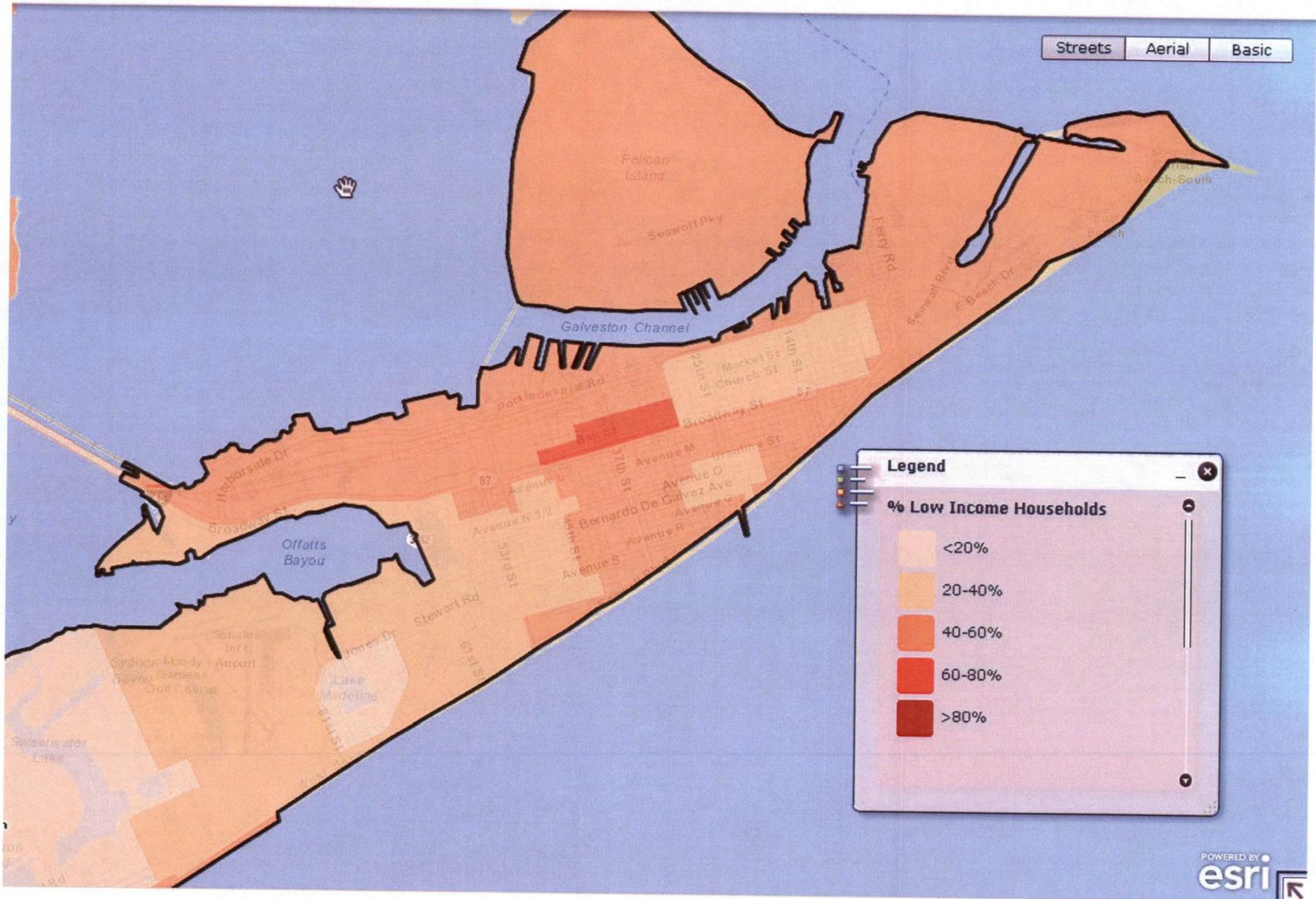


Neighborhoods in the Core Area of Galveston

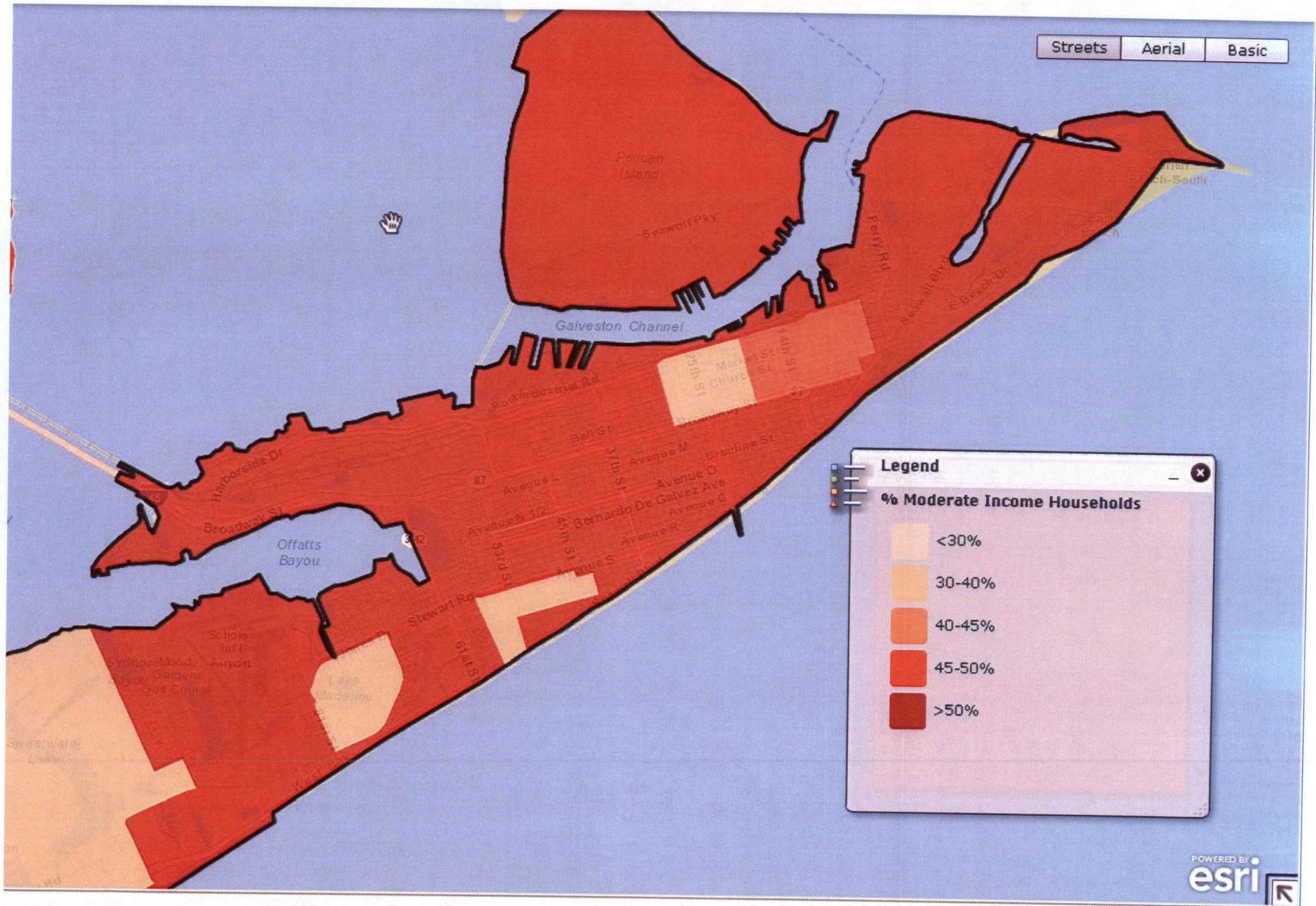




# Low-Income Areas from HUD eGIS Map Tools



Moderate-Income Areas from HUD eGIS Map Tools



Areas within Target Area of Concentrated Hurricane Damage

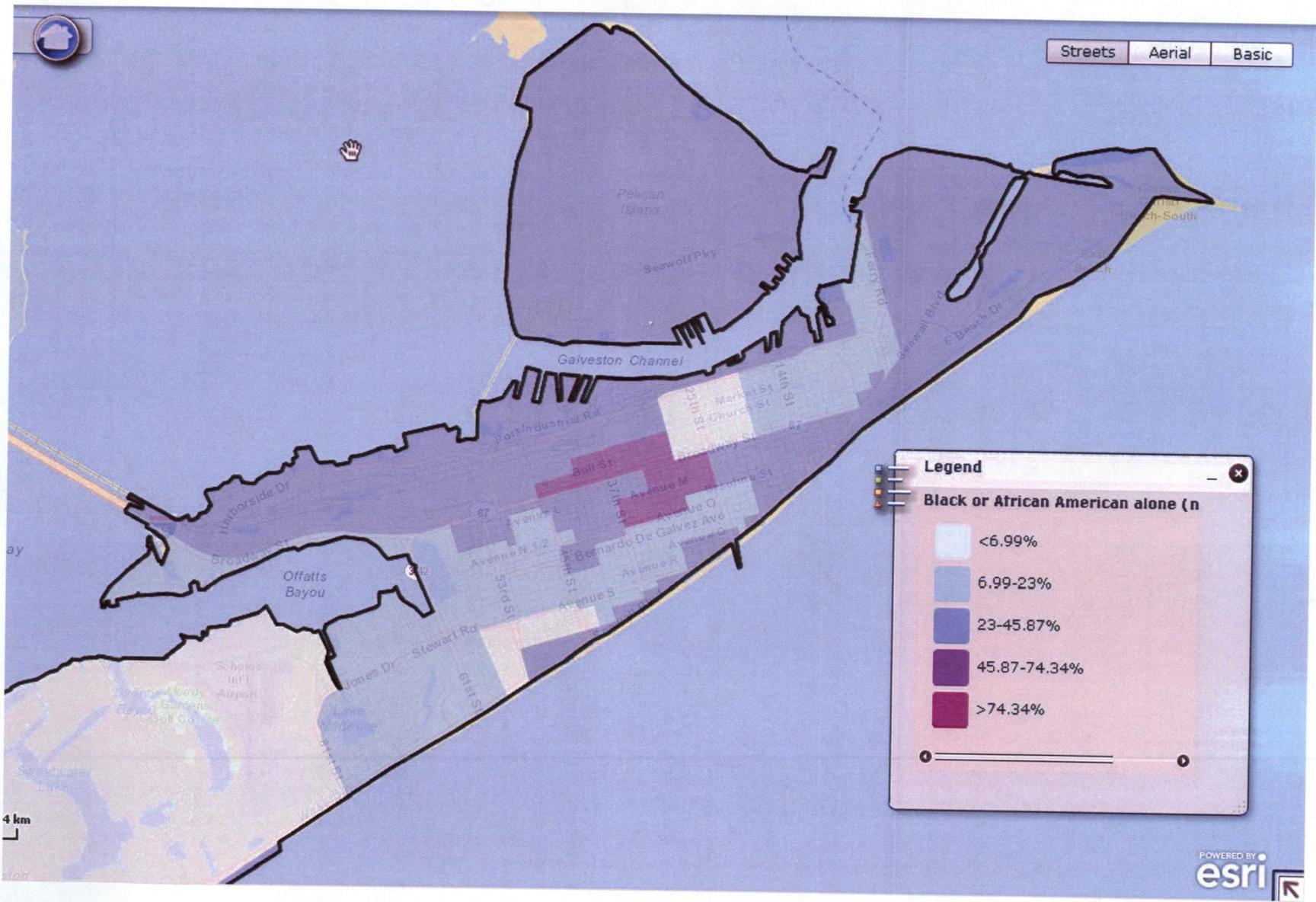
Red Areas = severe damage to destruction  
Yellow Areas = major damage  
Green Areas = minor to moderate damage







# African American Households



# Hispanic Households

