



MISSOURI CITY

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PY 2019
ANNUAL ACTION PLAN-CARES ACT
AMENDMENT

**The U. S. Department of
Housing and Urban Development's
Community Development Block Grant Program (CDBG)**

**1st Program Year of the
2019-2023 Consolidated Plan**

City of Missouri City, Texas
DUNS 083582882

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October 19, 2020

Expected Resources

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

Introduction

On April 2, 2020, the City of Missouri City received notification of a special allocation to the City's U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) funds that will be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act will provide \$428,210 (\$253,694-CDBG-CV3, 3rd Round; \$174,516-2nd Round) in Community Development Block Grant Coronavirus (CDBG-CV) funds to Missouri City. Similar to CDBG funding, CDBG-CV funds are to be used for activities that support the unique needs of low- and moderate-income persons who have been affected by COVID-19. It is important to note that some standard requirements have been adjusted for this special allocation e.g. there are no percentage caps for the distribution of CDBG-CV funding between different

categories.

The CDBG and CDBG-CV program activities and projects must meet one of the three National Objectives:

- Benefit low to moderate income persons
- Aid in the prevention of slum and blight; or
- Meet an urgent community need (Disaster Relief)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	284,700	0	273,732	558,432	273,732	Funds will be used for public infrastructure, code enforcement, housing rehabilitation, parks improvements, possible facility improvements, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Economic Development Housing Other	428,210	0	0	428,210	0	The purpose of this PY2019 Action Plan Amendment is to include CARES Act Funding resources and activities.

Table 1 - Expected Resources – Priority Table

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

The CDBG Funds will leverage City General Fund and Bond Fund dollars for all infrastructure, parks and facilities projects. CDBG funds will be used to fund the cost of sidewalks and access ways approximately of the costs of parks improvements in CDBG Target Areas.

The housing rehabilitation program is leveraged with the contracted nonprofits providing approximately 75 cents to 1 dollar of additional resources for every dollar of CDBG funds expended. The leveraged funds are from private foundation and individual donations and private corporate grants.

The public service subrecipients provide approximately \$1.50 of additional resources for every dollar of CDBG funds expended. This leverage comes in the form of administrative and operating costs and direct costs to match CDBG dollars per client. The sources of the funds are private individual donations, foundations and corporate donations. Meals on Wheels receives Area Agency on Aging and FEMA funds for the provision of meals and services to the elderly. Child Advocates receives CPS and other state and federal funds for the provision of services to abused and neglected children.

CARES Act allocation funds have been authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) for the purpose of

preventing, preparing for, and responding to the coronavirus (COVID-19).

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

The City's parks will be used to address the recreational needs identified in the plan. These parks include:

- Sta-mo Park -- 28.6 acre located at 1917 Moore Rd
- Buffalo Run -- 95 acres located at 1122 Buffalo Run Blvd
- Hunter's Glen -- 17.58 acres located at 1340 Independence
- Hunter's Trail -- trails with trailhead located at 1299 Mimosa
- McLain -- 0.7 acres with tennis courts located at 12039 McLain

McLain Park is located in the Fondren Park Target Area and the others are in the Hunter's Glen Target Area.

Cangelosi Watershed detention pond, begun with PY 2012 funding and to continue with non-CDBG funds is located in the Hunter's Glen Target Area.

CARES Act allocation funds will be used for qualifying homeowners and business owners within the City limits of Missouri City.

Discussion

The City is committed to using CDBG dollars as leverage for other public and private funds to ensure the sustainability of low- to moderate-income neighborhoods and residents. All of the funded nonprofits providing public services and housing rehabilitation match the CDBG funds with funding from other sources to expand the number of persons served and the level of service provided.

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 & Minor Paint Program	2013	2017	Affordable Housing	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Housing Rehabilitation	CDBG: \$105,518	Homeowner Housing Rehabilitated: 13 Household Housing Unit
3	Parks Improvements	2019	2023	Non-Housing Community Development	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Parks Improvements	CDBG: \$25,921	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Services to Neglected or Abused Children	2013	2014	Non-Housing Community Development	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Services to Neglected or Abused Children	CDBG: \$10,500	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
6	Post Secondary Scholarships	2013	2017	Non-Housing Community Development	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Educational Services	CDBG: \$11,205	Public service activities other than Low/Moderate Income Housing Benefit: 8 Persons Assisted
8	Meals on Wheels	2013	2017	Non-Homeless Special Needs Non-Housing Community Development	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Senior Services	CDBG: \$10,500	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
10	Code Enforcement	2013	2017	Non-Housing Community Development	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Code Enforcement	CDBG: \$51,537	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit Other: 500 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Fair Housing	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	Fair Housing	CDBG: \$1,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
13	First-time Home Owner Assistance	2019	2023		Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road	First Time Home Buying Assistance	CDBG: \$27,000	Public service activities for Low/Moderate Income Housing Benefit: 3 Households Assisted
14	Social Service Related Assistance	2019	2023				CDBG-CV CARES Act: \$428,210	Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted Homelessness Prevention: 10 Persons Assisted Businesses assisted: 45 Businesses Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation & Minor Paint Program
	Goal Description	CDBG funds of \$95,518 will provide minor to moderate rehabilitation to 10 owner-occupied home, in addition to \$11,000 provide 4 residents with exterior painting improvement of low- to moderate-income.
3	Goal Name	Parks Improvements
	Goal Description	Hunters Glen Park Trail will provide public park improvements within city limits to benefit 3000 persons.
5	Goal Name	Services to Neglected or Abused Children
	Goal Description	Child Advocates of Fort Bend will provide forensic interviews of and counseling to victims of child abuse and/or neglect.
6	Goal Name	Post Secondary Scholarships
	Goal Description	The City will provide scholarships to up to 8-10 high school graduates or students enrolled in college or trade school. A scholarship review committee has been established to review the applications and determine eligibility and rankings.
8	Goal Name	Meals on Wheels
	Goal Description	Fort Bend Seniors will provide hot home-delivered meals to home-bound seniors.
10	Goal Name	Code Enforcement
	Goal Description	The City will continue to assign a code enforcement officer to survey, inspect, and cite properties in the CDBG Target Areas and to represent the City in any legal proceedings and interactions with the property owners who fail to comply.
12	Goal Name	Fair Housing
	Goal Description	Program will affirmatively further Fair Housing by offering educational opportunities to low-to-moderate income persons.
13	Goal Name	First-time Home Owner Assistance
	Goal Description	CDBG Program to offer first time home buyers program to eligible residents in the form of a 5-year forgivable loan not to exceed 5% of the sales price.

14	Goal Name	Social Service Related Assistance
	Goal Description	<p>On April 2, 2020, the City of Missouri City received notification of a special allocation to the City’s U.S. Department of Housing and Urban Development’s Community Development Block Grant (CDBG) funds that will be used to <i>prevent, prepare for, and respond to the coronavirus (COVID-19)</i>. This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.</p> <p>The CARES Act will provide \$428,210 (\$253,694-CDBG-CV3, 3rd Round; \$174,516-2nd Round) in Community Development Block Grant Coronavirus (CDBG-CV) funds to Missouri City. Similar to CDBG funding, CDBG-CV funds are to be used for activities that support the unique needs of low- and moderate-income persons who have been affected by COVID-19. It is important to note that some standard requirements have been adjusted for this special allocation e.g. there are no percentage caps for the distribution of CDBG-CV funding between different categories.</p> <p>The following proposed activities are to be carried out with CDBG-CV funds:</p> <ol style="list-style-type: none"> 1. \$100,000 grant distribution on a qualifying basis:emergency rent assistance for up to 3 consecutive months to approximately 45 low- to moderate-income renters who have been economically affected by COVID-19 2. \$100,000 grant distribution on a qualifying basis:in emergency utility assistance for up to 3 consecutive months to approximately 45 low- to moderate-income households who have been economically affected by COVID-19 3. \$228,210 grant distribution on a qualifying basis:In Small Business Mortgage and lease assistance.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will fund 12 projects plus program administration as follows:

Projects

#	Project Name
1	Code Enforcement
2	Housing Rehabilitation
3	Scholarships
4	Child Advocates
5	Meals on Wheels
6	Program Administration
7	Homebuyers Program
8	Edison Arts
9	Residential Paint Project
10	Parks Improvements
11	Fair Housing
12	CDBG CV CARES Act

Table 3 - Project Information

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

The housing rehabilitation, homebuyer program, code enforcement and scholarships are priorities for the city as determined by the results of resident surveys, interviews with stakeholders, staff input, input from the Community Development Advisory Committee and need identified through Census and other quantifiable data.

The two primary obstacles to addressing underserved needs are (1) lack of sufficient resources; and (2) lack of potential non-profit sub recipients to administer public service, homeless, and affordable housing programs.

The City of Missouri City received notification of a special allocation to the City's U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) funds that will be used to *prevent, prepare for, and respond to the coronavirus (COVID-19)*. This allocation was authorized by

the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). Due to this pandemic the need exists to provide emergency rent assistance for up to 3 consecutive months to approximately 45 low- to moderate-income renters who have been economically affected by COVID-19; to provide emergency utility assistance for up to 3 consecutive months to approximately 45 low- to moderate-income households who have been economically affected by COVID-19 and provide qualifying businesses mortgage and lease assistance during the program year.

AP-38 Project Summary
Project Summary Information

1	Project Name	Code Enforcement
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$51,537
	Description	During PY2019, the City will assign one code enforcement officer to serve the CDBG Target Areas and to be supported by one or more additional city-wide officers. The activities will include windshield surveys for violations, responding to complaints, in-depth investigations, citing violators, appearing in court when the violations are not resolved.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Code Enforcement activities expected to assist 2000 housing units/2000 non-residential units.
	Location Description	Program activity will occur in all CDBG target areas within the City Limits.
	Planned Activities	
2	Project Name	Housing Rehabilitation
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	Housing Rehabilitation & Minor Paint Program
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$95,518

	Description	During PY2019, the City will contract with General Contractors, to provide minor to moderate housing rehabilitation services (\$95,518) to approximately 8 low- to moderate-income owner-occupied housing units throughout the City of Missouri City. The Residential Paint Project will provide 3 residents with exterior painting improvements (\$11,000) to the eligilble housing units.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Rehabilitate the housing of 10 homes owned and occupied by low- to moderate-income households.
	Location Description	Housing Rehabilitation Program will assist low- to moderate-income households within Missouri City limits.
	Planned Activities	Rehabilitate the housing of 10 homes owned and occupied by low- to moderate-income households.
3	Project Name	Scholarships
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	Post Secondary Scholarships
	Needs Addressed	Educational Services
	Funding	CDBG: \$11,205
	Description	During PY2019, the City of Missouri City will award at least 8-10 scholarships to qualified low- to moderate-income students who are pursuing post-secondary education through a trade/technical school, community college, junior college or 4-year university. The amount of scholarship for each student will depend on the costs not covered by other sources and the number of qualified applicants. This is a city-wide project and is managed by the City, with the selection process conducted by a subcommittee of the Community Development Advisory Committee.
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Provide scholarships to up to 10 youth/young adults attending post-secondary programs
	Location Description	Scholarships will provide services for residents within the Missouri City Limits
	Planned Activities	Provide scholarships to up to 10 youth/young adults attending post-secondary programs
4	Project Name	Child Advocates
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	Services to Neglected or Abused Children
	Needs Addressed	Services to Neglected or Abused Children
	Funding	CDBG: \$10,500
	Description	During PY2019, Child Advocates of Fort Bend County will provide counseling, forensic interviewing and advocacy to 75 abused and/or neglected children in Missouri City. This will be a city-wide project.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Provide funding to Child Advocates of Fort Bend County for a forensic interviewer and a therapist to assist 75 abused and neglected children.
	Location Description	Program will provide services within Missouri City city limits
	Planned Activities	Provide funding to Child Advocates of Fort Bend County for a forensic interviewer and a therapist to assist abused and neglected children.
	Project Name	Meals on Wheels

5	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	Meals on Wheels
	Needs Addressed	Senior Services
	Funding	CDBG: \$10,500
	Description	During PY2019, Fort Bend Seniors will provide daily hot home-delivered meals to 25 home-bound elderly residents of Missouri City. the CDBG allocation will cover the cost of the meals, and Fort Bend Seniors will cover the salaries of the drivers, vehicle costs and administrative/operating/overhead costs. Residents city-wide will be served.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Fund the Fort Bend Seniors to provide hot home-delivered meals to 25 Missouri City elderly
	Location Description	Program will service seniors and elderly within Missouri City Limits
	Planned Activities	Fund the Fort Bend Seniors to provide hot home-delivered meals to 25 Missouri City elderly residents
6	Project Name	Program Administration
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	Services to Neglected or Abused Children

	Needs Addressed	Housing Rehabilitation Sidewalk Improvements Parks Improvements Storm Drainage & Flood Prevention Water & Wastewater Improvements Services to Neglected or Abused Children Educational Services Subsistence Payments Domestic Violence Assistance Senior Services Health Care Neighborhood Revitalization/Economic Development Transportation Services Public Facility Improvements Code Enforcement Street Improvements Fair Housing First Time Home Buying Assistance
	Funding	CDBG: \$56,940
	Description	Provide program administration for the CDBG program (To include: Salary & Benefits \$41,440, Professional Services \$8000, Travel & Training \$4200, Dues & Subscriptions \$1100, Publication & Delivery Costs \$1200, and Fair Housing \$1000)
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Provide program administration for the CDBG program
	Location Description	
	Planned Activities	Includes all program delivery activities.
7	Project Name	Homebuyers Program
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road

	Goals Supported	First-time Home Owner Assistance
	Needs Addressed	First Time Home Buying Assistance
	Funding	CDBG: \$27,000
	Description	First Time Homebuyer program will offer 5- year forgivable loan to eligible low-to-moderate income residents for down payment and/or closing cost assistance.
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	First Time Homebuyer program will offer 5- year forgivable loan to (3) eligible low-to-moderate income residents for down payment and/or closing cost assistance.
	Location Description	Program services within Missouri City limits
	Planned Activities	First Time Homebuyer program will offer 5- year forgivable loan to (3) eligible low-to-moderate income residents for down payment and/or closing cost assistance.
8	Project Name	Edison Arts
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	Services to Neglected or Abused Children
	Needs Addressed	Educational Services
	Funding	CDBG: \$10,500
	Description	Edison Arts agency provides education summer program for 25 youths from a summer arts repertory perspective for underserved, economically disadvantaged, and foster care youth and teens in low-to-moderate income areas.
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Edison Arts to provide education summer program for 30 students of low-to-moderate income
	Location Description	Services for education summer program for students, residents within Missouri City Limits
	Planned Activities	Edison Arts to provide education summer program for students of low-to-moderate income
9	Project Name	Residential Paint Project
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	Housing Rehabilitation & Minor Paint Program
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$11,000
	Description	Residential Paint Project will offer exterior painting of single-family residential structures for low-to-moderate income residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Residential Paint Project will offer exterior painting of 4 single-family residential structures for low-to-moderate income residents.
	Location Description	Project will service residents within the City of Missouri city limits
	Planned Activities	Residential Paint Project will offer exterior painting of 4 single-family residential structures for low-to-moderate income residents.
10	Project Name	Parks Improvements
	Target Area	Hunter's Glen
	Goals Supported	Parks Improvements
	Needs Addressed	Parks Improvements

	Funding	CDBG: \$25,921
	Description	Hunter Glen Trail Improvements: Improve street crossing and provide 8 ft wide concrete with ADA compliant slope grade from sidewalk (100ft). Improve trail connection surfacing to 8ft wide concrete, approx. 310 ft in distance. Construction of Hunter Glen park loop trail, 25 ft diameter trail connection circle.
	Target Date	8/15/2021
	Estimate the number and type of families that will benefit from the proposed activities	3000 families will benefit
	Location Description	Hunter Glen Park on Grand Park Dr., Missouri City, TX.
	Planned Activities	Hunter Glen Trail Improvements: Improve street crossing and provide 8 ft wide concrete with ADA compliant slope grade from sidewalk (100ft). Improve trail connection surfacing to 8ft wide concrete, approx. 310 ft in distance. Construction of Hunter Glen park loop trail, 25 ft diameter trail connection circle.
11	Project Name	Fair Housing
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$1,000
	Description	Program will affirmatively further Fair Housing by offering educational opportunities to low-to-moderate income persons.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	4000 households will benefit.

	Location Description	Citywide.
	Planned Activities	Program will affirmatively further Fair Housing by offering educational opportunities to low-to-moderate income persons.
12	Project Name	CDBG CV CARES Act
	Target Area	Fondren Hunter's Glen Fifth St. Quail Green Court Road Lexington/Murphy Road
	Goals Supported	
	Needs Addressed	Neighborhood Revitalization/Economic Development Fair Housing
	Funding	CDBG-CV CARES Act: \$428,210
	Description	Amended on October 19, 2020 to add CDBG CARES Funds to the PY2019 Annual Action Plan
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 90 qualifying applicants may benefit from the proposed programming activities (rental and mortgage/utility assistance); while approximately 30-45 businesses may benefit as small businesses experiencing economic decline and hardship during the COVID-19 global pandemic. These estimates are based on predicted need levels. We will reserve up to and not to exceed 10% in each category (Rental Assistance, Utility Assistance, and small business assistance) for administrative costs.
	Location Description	Location includes the CDBG Target Areas and other outlying areas of the City.
	Planned Activities	Rental and Utility Assistance. Small business assistance.

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

Low-Moderate Area (LMA) projects (sidewalk improvements and code enforcement) will be directed at CDBG Target Areas. The sidewalk improvements will continue in the Fondren Target Area and code enforcement will be carried out in all Target Areas. Housing rehabilitation and public services will be Low-Moderate Clientele (LMC) and carried out throughout the city for any low- to moderate-income eligible client. CARES Act funds will be utilized to assist our qualified low-moderate residents within the CDBG target area and out lying areas of the city, who have experienced economic hardship during the pandemic.

Geographic Distribution

Target Area	Percentage of Funds
Fondren	20
Hunter's Glen	20
Fifth St.	20
Quail Green	10
Court Road	20
Lexington/Murphy Road	10

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The above percentages for each target areas is an estimation as needs may vary due to differences in geographic size and number of violations. However, Code Enforcement will be carried out throughout all of the CDBG Target Areas.

Pandemic hardship circumstances resulting from COVID-19 have affected widely scattered geographical areas of the city, where CARES Act funds will be directed.

Discussion

The City is addressing code enforcement throughout all neighborhoods equally, with CDBG funding used only for CDBG Target Areas. The City is focusing its CDBG infrastructure funds on the Fondren Target Area for PY 2019 in order to expand the sidewalk improvements which have begun in that area. Once the area is completed and up to City standard and ADA regulations, funds will be directed to other

neighborhoods.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

While the City of Missouri City is not a recipient of Federal HOME funding, the City uses between 30% and 35% of its annual CDBG allocation to fund the rehabilitation of homes owned and occupied by low- to moderate-income households. The majority of those households applying for funds are elderly and/or disabled.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	45
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	53

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The funding of housing rehabilitation each year is intended to assist low and moderate income families remain in their homes. Many of the participants assisted are elderly and disabled and often are in need of modifications to their homes to allow for greater accessibility. Elderly and disabled persons are also usually on a fixed income and have limited resources to invest into the repair of their home. These vulnerable populations are in greatest need for housing assistance. It is anticipated that 8-10 homes will be rehabilitated with the \$95,518 for PY19 (\$306,508 including carry-over funds) allocated. Through CARES Act funding, approximately 90 qualifying applicants may benefit from rent, mortgage, and utility assistance, which we predict may curtail individuals from becoming homeless. These activities will also promote affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

There is no Public Housing Authority serving Missouri City.

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

N/A

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

N/A

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

N/A

Discussion

There is not a public housing development or Section 8 HCVs for the Missouri City area.

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

Introduction

For PY 2019, the City will not be allocating funds directly for addressing the needs of the homeless. Agencies serving Missouri City but not requesting CDBG funding that do address the homeless include Fort Bend Family Promise, located in Missouri City; Fort Bend Women's Center; and Park Youth Ranch.

Due to the COVID-19 pandemic, allocated CARES Act resources will provide rent, mortgage, and utility assistance, which we predict may curtail individuals from becoming homeless. These activities will also promote affordable housing.

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

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

The City will not be expending CDBG funds in PY 2019 to reach out to homeless persons, however, it will be collaborating with Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch as well as the Coalition for the Homeless of Houston/Harris County (including Fort Bend County) and Fort Bend County's Community Development Department to enhance its approaches to addressing homelessness and reaching out to the homeless. Additionally, the CDBG staff and consultant will be coordinating with the Missouri City police regarding its processes when detaining homeless individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will not be expending CDBG funds in PY 2019 to provide shelter or housing to homeless persons, however, it will be collaborating with Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch as well as the Coalition for the Homeless of Houston/Harris County (including Fort Bend County) and Fort Bend County's Community Development Department to enhance the area's approaches to addressing homelessness and identifying appropriate emergency shelters and transitional housing.

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

recently homeless from becoming homeless again

The City will not be expending CDBG funds in PY 2019 to address the needs of chronically homeless, veterans, unaccompanied youth or others making the transition from shelters or institutions to permanent housing. However, it will be collaborating with Fort Bend Family Promise, Fort Bend Women's Center and Park Youth Ranch as well as the Coalition for the Homeless of Houston/Harris County (including Fort Bend County) and Fort Bend County's Community Development Department to developing better approaches to addressing homelessness and identifying programs to assist in exiting homelessness and moving into self-sufficiency.

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.

By rehabilitating homes of the low- to moderate-income, particularly the disabled and elderly, the CDBG program is helping to ensure that the owners will not be forced to abandon their home or for the home to deteriorate to an uninhabitable condition.

By providing literacy, ESL and GED education with CDBG funding, the City will be assisting Literacy Council in preparing clients for employment at a livable wage that will allow them to afford quality housing.

The assistance that Child Advocates gives to abused children and non-offending guardians allows the victims and non-offending family members to stay together in their home or to find suitable safe havens until the offender is removed. Without these services, many parents would opt to move to the streets rather than risk further abuse of their children by the offending party.

Without ESG funding or other funds for homeless prevention or assistance to those being discharged from institutions, the City must rely on the area agencies and to assist in preventing homelessness.

Discussion

None of the three homeless agencies that serve Missouri City opted to apply for Missouri City CDBG funds this year. During the year, the City will work with them to determine their desire to receive CDBG funds and to assist them in identifying other funds to serve Missouri City homeless residents.

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

Introduction:

The City is committed to addressing barriers to affordable housing and impediments to fair housing choice. Without HOME funding or sufficient CDBG funding to develop affordable housing, the City must rely on developers to produce privately funded or LIHTC-funded new affordable units. The City will use CDBG funds to assist in rehabilitating owner-occupied housing, including making the homes more energy efficient; in code enforcement activities in the Target Areas to maintain the safety and values in the areas; and to improve the sidewalks, making them safer and with ADA-compliant curb cuts in order to improve living conditions and maintain housing values.

During the next year, the City will also develop a draft Fair Housing Ordinance and will update the Analysis of Impediments and Fair Housing Plan.

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

As part of the revision of the current Fair Housing Plan, the city will more closely scrutinize all public policies related to affordable and fair housing and will develop strategies with goals and timelines for removing or ameliorating any negative effects of both public and private policies and actions.

The City will review any LIHTC or Housing Trust Fund applications and will approve all that fall within City ordinances and appear to be financially viable. The City will participate in the Regional Collaboration of the Assessment of Fair Housing.

Discussion:

As a suburban city with predominately single family, owner-occupied homes, the City of Missouri City will be focusing its affordable housing activities on homeownership and other affordable amenities to reduce cost burdens to individuals and families. Despite the challenges in developing new affordable housing, the City is working to preserve all of its current stock of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will focus this next year on residential neighborhood improvements and public services. Through sidewalk improvements and code enforcement, the City will be improving the quality of life of residents of CDBG Target Areas as well as helping to preserve housing values. In addition to area-based improvements and to housing rehabilitation (in the prior section), the City will fund youth enrichment programs, and counseling for abused and neglected children; home-delivered meals for the elderly; and post-secondary scholarships to low- to moderate-income students.

Due to hardships resulting from the COVID-19 pandemic, approximately 90 qualifying applicants may benefit from rent, mortgage, and utility assistance under the CARES Act. Small Businesses, which are a major contributor to strong economic development and job creation and retention will also benefit from the CARES Act resources.

Actions planned to address obstacles to meeting underserved needs

The CDBG funds will be used to:

1. Improve the owner-occupied housing of those who are unable to afford repairs, particularly homes of the elderly and disabled;
2. Improve the health, safety and nutrition of home-bound elderly through home-delivered hot meals and personal contact provided by Meals on Wheels;
3. Improve the health, safety and well-being of children through pediatric healthcare provided by AccessHealth, and forensic interviewing and counseling of abused and neglected children provided by Child Advocates;
4. Provide education enrichment programs for underserved and economically disadvantaged youth and teens ages 7-17.

All of those served will be low- to moderate-income, and based on past years funding these organizations, the vast majority will be minorities -- African American, Hispanic and Asian.

Actions planned to foster and maintain affordable housing

The City will fund 2 non-profits to provide housing rehabilitation for low- to moderate-income homeowners in order to maintain their homes affordably, allowing them to remain in their homes.

Actions planned to reduce lead-based paint hazards

Each of the 8-10 homes that will be rehabilitated will undergo lead-based paint evaluation, regardless of the age of the residents in the home. All of the housing with lead-based paint will be remediated

according to federal regulations. Educational materials will be provided to all clients receiving housing rehabilitation. Additionally, the City will request that sub recipients provide lead hazard information to their clients to reduce not only lead-based paint hazards but health hazards from all lead sources.

Actions planned to reduce the number of poverty-level families

The post-secondary scholarships will greatly enhance the employability and incomes of the low- to moderate-income clients. Additionally, approximately 25% of those young adults applying for scholarships are in households with poverty-level incomes.

Actions planned to develop institutional structure

During the next year, the City will continue to review/evaluate/improve its policies and procedures in managing the CDBG program. The Community Development Advisory Committee will receive additional training on CDBG regulations and project eligibility. The Development Services Department will provide additional information to other departments regarding eligibility of projects and better ways to manage projects funded through CDBG. Additionally, the Development Services and Finance Departments will strive to work more closely together in making the financial processes of CDBG more efficient.

The CDBG consultant will provide additional no-cost technical assistance to all sub recipients and all non-profits seeking CDBG funding from Missouri City. By improving the institutional structure of the sub recipients, the City will improve the overall institutional structure of the program.

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

There is no public housing in Missouri City, nor is there a Section 8 HCV program. The City will reach out to the LIHTC properties to provide technical assistance to the managers to help residents, particularly the elderly and disabled, in accessing social services. Community Redevelopment Corporations and State CHDOs that purchase foreclosed properties for rehabilitation and sale at affordable housing prices will be encouraged and the City will work to coordinate with them and facilitate their activities.

Monitoring of sub recipients has proven to be an excellent way to enhance coordination with CDBG-funded agencies. On-site monitoring includes technical assistance and discussions of methods of inter-agency collaboration and coordination.

The United Way of Greater Houston hosts monthly meetings in Fort Bend County to enhance inter-agency coordination among United-Way funded agencies as well as other social service providers. The

City will ensure that a representative attends these meetings.

Discussion:

Unlike large cities such as Houston, Fort Bend County including Missouri City, is suburban in nature and there are fewer social service and housing agencies providing assistance to the low- to moderate-income. The City will make every effort possible to identify through agencies within the county that do or can serve Missouri City residents and will facilitate services to Missouri City as much as possible.

The City of Missouri City will continue to partner with our County partners to continue our efforts to *prevent, prepare for, and respond to the coronavirus (COVID-19)* as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

Program Specific Requirements

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

Introduction:

The City will receive no program income and will direct its CDBG funding to low- to moderate-income individuals and areas. All activities involving low-mod clientele (LMC) will serve only low- to moderate-income, including extremely low-income. Area benefits (LMA) will serve CDBG Target Areas with a focus in code enforcement on assisting low- to moderate-income in code compliance and activities that will further reduce blight and deterioration.

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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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.	100.00%

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project

completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The

guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

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Discussion:

The City will receive no program income during PY 2019 and will expend an estimated 100% of its PY 2019 funds on low- to moderate-income. The City will ensure that 100% of the housing rehabilitation and public service allocations will be for low- to moderate-income. Additionally, the sidewalk projects and parks and recreation improvements will be conducted in a low- to moderate income neighborhood as will all code enforcement activities.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Citizen Participation process involved meetings with the Community Development Advisory Committee, comprised of 7 residents of CDBG Target Areas; 2 public hearings, the 1st including a pre-application workshop for public service and housing rehabilitation agencies; a PY 2019 on-line survey in conjunction with the updated Analysis of Impediments; a PY 2019-2023 on-line survey for the Consolidated Plan; and a publicized 30-day public comment period. The survey was provided on-line with links from the City's home page of its website. Additionally, the survey was made available in paper copy for those with no internet access. The survey was sent to public service and housing agencies requesting that agency staff and clients receive the link to the on-line survey or a paper copy. Both the link to the on-line survey and paper copies were available at City Hall and the library. A 30-day public comment period was provided for the Consolidated and Annual Action Plan.

Notices for the public hearings, public comment period and survey availability were provided in the City's general circulation newspaper, which is translated into more than a dozen languages.

The goals and priorities for the Consolidated Plan were greatly impacted by the surveys, comments and CDAC input. The initial draft goals were determined based on the moderate and high priorities given to eligible projects by those responding to the surveys.

In addition the City's participation in the regional consortium of neighboring agencies provided for a more comprehensive community participation and outreach process for the regional AI, which provided multiple opportunities in various formats for residents and stakeholders to share their experience and opinions about fair housing choice and access to opportunity in the region. Methods of engagement focused on creating opportunities to participate such as an online survey, paper version survey, pop up events, community events, open house public meetings and focus groups.

A total of 5,889 residents of the region responded to the resident survey which was available in English, Spanish and Vietnamese.

At “pop up” engagement events, 269 residents participated in prioritization activities and more discussed their fair housing and access to opportunity experiences with the study team. HUD’s AFFH-T maps of the region were available for residents to review and discuss.

A total of 56 residents attended one of four community open house events at locations in Galveston, Pasadena, Missouri City and Harris County. The open house format included a scrolling presentation of results from the AI data and mapping analysis; interactive exercises related to fair housing, community

development needs, priorities, and community perceptions; and open discussions with study team members and staff from the participating partners.

Stakeholder consultation included a kickoff meeting with stakeholders, consultation on the resident survey content and stakeholder focus groups. Over 30 organizations were represented in the stakeholder engagement process.

September 8, 2020: Community Engagement opportunity was provided by Missouri City staff. A survey was developed to obtain citizen feedback on use of CARES Act funds. The survey was released on August 12, 2020 and closed on September 1, 2020. During this period we received 180 responses from the public.

Citizen Participation Outreach

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)
1	Public Hearing	Non-English Speaking - Specify other language: Spanish, Vietnamese, Hindi, other Non-targeted/broad community	Two public meetings were held at City Council Meetings to allow the public and opportunity to provide input.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish, Vietnamese, Hindi, other</p> <p>Non-targeted/broad community</p>	<p>Public notices for the 2 public hearings and 30-day public comment period as well as links to the public surveys were posted in the general circulation weekly newspaper than has automatic translation in more than a dozen languages. All notices for meetings indicated that special accommodations for the disabled -- physically disabled, hearing impaired or vision impaired -- would be made if requested.</p>	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	Non-targeted/broad community	Notices of public meetings and surveys in English and Spanish were posted on the City's website and through media news release.	Not Applicable	Not Applicable	
4	Emails to Agencies	Non-targeted/broad community	Copies of notices, public surveys and links to website were sent to public service and housing agencies for dissemination to their clients and constituents.	None	None	

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)
5	Emails to Agencies	<p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Non-targeted/broad community</p> <p>Residents of Target Areas</p>	<p>PY 2018 (in 2019) surveys were posted throughout City Hall, Development Services, the Library and Community College in paper form with notice posted in the general circulation newspaper. Staff attended community events, workshops and HOA meetings in target areas to gain input. A total of 83 surveys were completed.</p>	<p>The need for improved sidewalks, street lights, streets and parks were the main comments received. The need for more jobs and economic development were also stated, while the general public sentiment was that emergency housing and shelter services for the homeless were not needed. Additional comments included the need for youth services, programs for the elderly, housing rehabilitation, adult education/job training, and transportation.</p>	<p>All comments were accepted and considered in the development of the goals, objectives and priorities.</p>	

6	Emails to Agencies	Non-targeted/broad community	Missouri City staff developed a survey to obtain citizen feedback on use of CARES Act funds. The survey was released on August 12, 2020 and closed on September 1st. During this period we received 180 responses from the public. Please see the graph below for the results.	In the survey, citizens had the opportunity to include open ended responses to identify any additional uses of the CARES Act funding. Responses are prioritized based on the number of times the program was requested. Residents responded with the following priority areas of concern:-Chart updated to include Mortgage assistance with Rental and utility-Citizens want PPE, disinfectant and food assistance.- Hazard pay may be covered for employees whose job included performing a hazardous task related to COVID. Across		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				<p>the board hazard pay is not allowable. - Waive HOA Fees/ Freezing or lowering taxes: Not allowable under CARES act-Child Care assistance; Not allowable under CARES act-Assistance with healthcare/prescriptions and screenings: This funding is only to be used on COVID specific expenses.- Planning for returning students to school/ Hazard Pay for teachers: FBISD also has received CARES funding to assist with their issues.- Temperature checking station: Project already in works.</p>		

Table 7 – Citizen Participation Outreach
Annual Action Plan
2019

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