

# **City of Rowlett**

## **2015 ACTION PLAN**

**For the use of  
Community Development Block Grant (CDBG)  
Funds**



# City of Rowlett

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The City of Rowlett would like to express our appreciation to the service agencies, city departments, committees, and residents who participated in the development of the 2011-2015 Consolidated Plan and 2015 Annual Plan for the City of Rowlett.

**Brian Funderburk, City Manager**  
**Jim Proce, Assistant City Manager**  
**Marc Kurbansade, Director of Development Services**

## **City Council**

**Todd W. Gottel, Mayor**  
**Michael Gallops, Mayor Pro Tem**  
**Tammy Dana-Bashian, Deputy Mayor Pro Tem**  
**Robbert van Bloemendaal, Councilmember**  
**Carl Pankratz, Deputy Mayor Pro Tem**  
**Debby Bobbitt, Councilmember**  
**Rick Sheffield, Councilmember**

## **Prepared by:**

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ADOPTED ON **AUGUST 4, 2015** BY THE CITY OF ROWLETT CITY COUNCIL  
SUBMITTED TO U.S. HOUSING AND URBAN DEVELOPMENT ON **AUGUST 15, 2015**

**ADA/EOE/ADEA**

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# Annual Action Plan

## Introduction/Executive Summary

The City of Rowlett is a Metropolitan Entitlement City and receives a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD).

Through the use of federal, state, and local funds the City plans to carry out the objectives set forth in this 2015 Annual Action Plan.

To receive its annual entitlement funds, the City must produce an Annual Action Plan each year. The Annual Action Plan describes the City's planned investments for the coming program year, including proposed actions and proposed CDBG projects.

The Annual Action Plan is similar to a yearly operating plan for a business. It outlines the City's proposed activities in several areas and relates these activities back to the 5-year strategies to address priority needs described in the 2011-2015 Consolidated Plan.

The City works in partnership with public institutions, private and nonprofit partners, to implement activities and projects that require multiple funding sources. The Rowlett Development Services Department works with other City departments to develop coordinated plans, and to leverage resources for parks, infrastructure, code enforcement, clearance of substandard structures, economic development, housing development, and other projects throughout the City. Coordination with and support from adjacent HUD entitlement grantees and the North Central Texas Council of Governments is also sought when appropriate.

The City of Rowlett is located north of Interstate Highway 30, twenty miles northeast of Dallas in northeastern Dallas County and western Rockwall County. Rowlett Creek and the City of Garland border the city on the west, with Lake Ray Hubbard forming the border on the east and south. The Cities of Wylie and Sachse adjoin the northern limits. Rowlett, incorporated in 1952 with a population of 200 and 10 businesses, is centered among the Cities of Garland, Heath, Murphy, Rockwall, Sachse, St. Paul, Sunnyvale, and Wylie. According to the U.S. Census Bureau, the city has a total area of approximately 20.2 miles. Considered a quiet "bedroom community" to the 5<sup>th</sup> largest U.S. Metroplex – the Dallas-Ft. Worth Metroplex, the City's population has dramatically risen from 1,015 in 1960 to 44,503 in 2000, and an estimated 2010 count of 56,354. The most recent population estimate puts the population stabilized around 56,000 for the past few years.



Rowlett's citizens have easy access to the Metroplex, with endless shopping, dining and entertainment just a short drive away. However, the close proximity to the Metroplex is also in some ways a double-edged sword - the surrounding Dallas County's economic influence and population size does affect the availability and affordability of housing inside of the Rowlett city limits due to the number of workers that commute to the

Metroplex for the more profitable employment opportunities.

For decades, the surrounding urbanized areas and cities in the north central region of Texas commonly referred to as the “Metroplex” have struggled with the overwhelming issues of providing a suitable living environment and decent, safe, and affordable housing for their citizens. The region’s widespread substandard and aging housing stock combined with the lack of adequate funding to address the need has resulted in severe housing conditions now being experienced by many low income families in the central urban areas.

*Although the numbers in need are far lower and the severity of the housing conditions are far less, the City of Rowlett is no exception to this situation, with 1,565 (63%) of the 2,482 low-income homeowner households reporting critical housing needs, and 287 (65.53%) of the 438 low income rental households reporting critical housing needs (2010 Census data).*

## **Lead Entity**

The City of Rowlett is the responsible Lead Entity to oversee the development of the 2011-2015 Consolidated Plan and the 2015 Annual Plan. Through the submittal of this document, the City of Rowlett is officially adopting this 2015 Annual Plan as its official strategic plan for the receipt of federal Community Development Block Grant (CDBG) funds and other funds subject to this requirement. The City of Rowlett will retain full and sole responsibility for the appropriate use and expenditure of CDBG funds, and other funds that the City receives through either formula allocation or through competitive grant applications.

The City’s Development Services Department (DSD) is responsible for the daily administrative and management responsibilities, project implementation, fiscal oversight, contract monitoring, and the development and implementation of this Consolidated Plan, upon the review and adoption by the City Council of the City of Rowlett. As needed, the DSD may utilize citizen advisory committees for various duties, including the annual review and selection of Subrecipients (non-profit organizations) seeking federal funds. The City Manager of the City of Rowlett is the designated Certification Officer for all program documents necessary for submittal to HUD. The required certifications for the 2015 Annual Plan are included in this document as **Appendix A.**

## **Citizen Participation**

The development phase of the Annual Plan began with the consulting of community service organizations and other public agencies regarding the City’s housing and non-housing needs, reviewing of existing needs assessments, and gathering input from City staff, elected officials, and residents. Information on homeless and special needs was obtained from Habitat for Humanity, the Metro Dallas Homeless Alliance, local churches, the Rowlett Police Department, and various service providers. The process also included the gathering of more detailed data and input regarding the City’s housing market, types of housing needs, target populations, distribution of funding, and potential projects.

Two public hearings were held during the initial development phase. The meetings were publicized in local newspapers and public notices and were held at the Rowlett Community Centre. Two meetings were held on May 7, 2015, at the Rowlett Community Centre at 1:30 pm and 5:30 pm. At the 1:30 pm meeting, there were nine attendees present. There were no attendees at the 5:30 pm meeting, however, staff remained in the room for an hour to provide an opportunity for input from any interested parties.

A third public hearing was held at the Rowlett City Council meeting for adoption of the plan. Attendance

at the meetings included interested residents, senior citizens, elected officials, and management staff from the City of Rowlett. The meetings were held at accessible and convenient locations and during daytime and nighttime hours in order to accommodate and encourage attendance, in addition to being broadcast on the local community service channel.

The public hearings were opened with an explanation of the need and purpose of the public hearings and the 2015 Annual Plan. Information was provided regarding CDBG-eligible activities and the availability of funding for affordable housing programs, public facilities, and public services. A brief review was given regarding the proposed goals and objectives to be included in the 5-year plan and the 2015 Annual Plan.

The meetings were then opened to a general discussion to receive comments about the Consolidated Plan and Annual Plan processes, community needs, and eligible projects and activities. See Attachment C for public hearing details.

Information regarding non-profit organizations was obtained directly from specific providers and gleaned from reviewing existing surveys and reports containing comments from numerous health and human services providers regarding their service levels, resources, and anticipated needs.

Citizens were invited to attend any of the publicized public hearings. The final public meeting was held to present the proposed priorities, strategies, and 2015 budget, goals, and objectives during the approval stage on August 4, 2015, just prior to approval by the Rowlett City Council. No written comments were received during the 30-day period posted before the final approval.

The City of Rowlett conducted a number of public hearings to enable citizens to provide input into the Consolidated Plan Process:

Location	Time and Date
Rowlett Community Centre – 5300 Main, Rowlett	1:30 – 2:30 May 7, 2015
Rowlett Community Centre – 5300 Main, Rowlett	5:30 - 6:30 p.m. May 7, 2015
City Council Chambers – 4000 Main Street – Rowlett Texas	7:30 p.m. August 4, 2015

## AP-15 Expected Resources

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available 2015			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Total: \$		
CDBG	public - federal	<ul style="list-style-type: none"> <li>• Admin and Planning</li> <li>• Public Services</li> <li>• Housing</li> <li>• Public Facilities</li> </ul>	\$179,427	\$ 0	\$179,427	\$0	Final Year of Con Plan

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

The City of Rowlett does not anticipate other state or federal resources, such as the HOME Program funds, McKinney-Vento Homeless Assistance Programs, Low Income Housing Tax Credit (LIHTC), Emergency Shelter Grant (ESG), Shelter Plus Care, or FEMA. However, the City does anticipate that Rowlett residents may continue to benefit from HUD Housing Choice Voucher Program funds and other State funds, local funding, private lender financing, private foundation funds, non-profit organizations, for-profit developers, and local contributors.

The City does not anticipate the receipt of program income, Section 108 funds or program income, surplus funds from urban renewal projects, or income from float-funded activities. Any return of grant funds will be budgeted back to the original project or activity, or to another planned and approved eligible project or activity. The City does not anticipate funding any “urgent need” projects or activities.

Development and planning of programs eligible to receive federal funding will be approached with the concept of maximizing the extent of the federal dollar commitment with the least actual dollar commitment required to make the project feasible. Leveraging will also be accomplished through the infusion of local funds and the coordination of programs with non-profit organizations, faith-based groups, for-profit partners, and volunteer work groups providing labor and assistance.

**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 does not retain public land to be used to address the needs identified in the plan.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

<b>Objective 1: Decent Housing</b>		
<i>Preserve, Improve and Expand the Quality, Affordable, and Accessible Housing Opportunities for Low and Moderate Income Households</i>		
<b>Specific Objectives</b>		<b>Expected One Year Output</b>
<b>Availability/Accessibility of Decent Housing (DH-1)</b>		
DH-1.1	Fair Housing Information - educate and provide information regarding Fair Housing to increase accessibility to rental and purchased housing	<ul style="list-style-type: none"> <li>• 20 households receive Fair Housing information</li> <li>• 1 annual publication of Fair Housing information</li> <li>• 1 annual review of Analysis of Impediments and Fair Housing Ordinance</li> <li>• Documents provided in English and Spanish</li> </ul>
DH-1.2	Emergency Shelter/Temporary Housing	20 low-income or special need populations receive information and/or assistance with emergency/temporary shelter and affordable housing opportunities
<b>Affordability of Decent Housing (DH-2)</b>		
DH-2.1	Encourage affordable housing opportunities for low-income homebuyers or renters	<ul style="list-style-type: none"> <li>• 20 households receive information regarding availability of homebuyers assistance and rental assistance opportunities</li> </ul>
<b>Sustainability of Decent Housing (DH-3)</b>		
DH-3.2	Lead Hazard Reduction Information provided	<ul style="list-style-type: none"> <li>• 20 low-income households</li> </ul>
<b>Objective 2: A Suitable Living Environment</b>		
<i>Encourage reinvestment in low and moderate income neighborhoods, the delivery of health and human services that encourage self-sufficiency and reduce poverty, and public facilities that provide safe, secure, and healthy environments for low-income, homeless, and populations with special needs</i>		
<b>Availability/Accessibility of Suitable Living Environment (SL-1)</b>		
SL-1.1	Increase accessibility to health and human services that improve the quality of life and assist low-income persons, elderly, homeless, victims of domestic violence, and other populations with special needs	370 low income or special need persons receive assistance with health and human services
SL-1.2	Capacity Building - Homeless and Special Need Populations - support and expand collaboration and networking efforts of local non-profit service providers	<ul style="list-style-type: none"> <li>• Participation in meetings and conferences regarding shelter, housing, and service needs of homeless and special need populations</li> <li>• Identification of local, state, and federal resources to assist with homeless prevention and homeless services</li> </ul>
<b>Sustainability of Suitable Living Environment (SL-3)</b>		
SL-3.1	Improvements to streets, parks, water, sewer, drainage, sidewalks, infrastructure, or	Project development will begin for a park improvement project in a low-income neighborhood, with project

	community centers located in low-income areas or that provide services primarily to low income households	completion occurring in PY2015
<b>Objective 3: Expanded Economic Opportunities</b>		
<i>Encourage the development and delivery of opportunities and activities that maintain or increase economic and employment stability, educational and job training opportunities, and reduce poverty</i>		
<b>Availability/Accessibility of Expanded Economic Opportunities (EO-1)</b>		
EO-1.1	Increase access to employment opportunities for low-income households	The City will continue with business and economic development activities utilizing local or other funds

**\*Goals are subject to increase or decrease based upon funding availability.**

**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 91.215(b)**

The City is continuing its Housing Repair program to assist low-income households with minor repairs and weatherization needs. The assistance is provided in the form of a deferred forgivable loan. It is anticipated that 3-5 low-income households will be assisted.

## AP-38 Project Summary

### Project Summary Information

Project Name	Goals Supported	Needs Addressed	Funding
CDBG Program Administration	Not Applicable – this is an administrative activity	Not Applicable – this is an administrative activity	\$35,885
Public Services (PSA)	SL 1.1 Public Services	Public Services – Low-Income Households	\$26,914
Public Facilities and Improvements (Parks)	SL 3.1 Infrastructure Improvements	Public Facilities – Park Improvements	\$58,314
Housing	DH 1.2 Housing	Housing – Minor Repairs and Weatherization	\$58,314
<b>TOTAL 2015 GRANT</b>			<b>\$179,427.00</b>

## AP-35 Projects

### Introduction

The City will undertake activities that will address priority needs and objectives established and adopted by City Council. This will include a summary of proposed activities including local objectives and priority needs, proposed accomplishments, and a target date for completion.

#	Project
1	CDBG Program Administration
2	Public Services – Funds will be provided for 3 public services activities, including: <ul style="list-style-type: none"> <li>a) Life Message - a local non-profit organization for a pantry providing food and basic living necessities for low-income or special need households. It is expected that 40 low-income or special need families will be assisted. Services will be provided city-wide.</li> <li>b) Honor Academy – a local non-profit organization will provide mentoring and character education program services for 300 at-risk youth.</li> <li>c) City of Rowlett Development Services Department – will work with DART to provide transportation vouchers for 30 elderly citizens.</li> </ul>
3	Public Facilities and Improvements (Parks) – Funds will be provided to make improvements to the Isaac Scruggs Park, a park located in a low-income neighborhood.
4	Housing Repair – Funds will be provided to make minor repairs and weatherization improvements to 4 houses occupied by low-income households.

### CPMP Project Summaries, Table 3A, and Table 3B

The following pages contain information produced on HUD’s CPMP program and provide the Project Title, a description of the Priority/Objectives identified in the 2011-2015 Consolidated Plan to be addressed with each project, and the proposed budget for each project. The tables also provide the HUD Matrix code, the project-level accomplishments, funding source, and performance measures.

**Table 3A** provides a **Summary of Specific Annual Objectives** with information about the City’s CDBG funded projects.

**Table 3B – Annual Housing Completion Goals** – indicates the amount of federal funds that the City of Rowlett will be allocating for the completion of housing related activities.

**Tables 3C – Consolidated Plan Listing of Projects** – provides project-specific summary information.

### Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 3A**

**SUMMARY OF SPECIFIC ANNUAL OBJECTIVES**

<b>Decent Housing with Purpose of New or Improved Availability/Accessibility (DH-1)</b>							
<b>Specific Objective</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>	
<b>DH 1.1</b> Fair Housing Information – educate and provide information regarding Fair Housing to increase accessibility to rental and purchased housing		2011	20	20	30	150%	
		2012	20	20	35	175%	
		2013	20	20	20	100%	
		2014	20	20	20	100%	
		2015	20	20	20	%	
		<b>MULTI-YEAR GOAL</b>					
<b>Decent Housing with Purpose of New or Improved Availability/Accessibility (DH-1)</b>							
<b>Specific Objective</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>	
<b>DH 1.2</b> Emergency Shelter/ Temporary Hsg- Support & expand collaboration & net-working efforts of local non-profit service providers		2011	20	20	20	100%	
		2012	20	20	20	100%	
		2013	0	0	0	%	
		2014	0	0	0	%	
		2015	0	0	0	%	
		<b>MULTI-YEAR GOAL</b>					
<b>Decent Housing with Purpose of New or Improved Affordability (DH-2)</b>							
<b>Specific Objective</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>	
<b>DH 2.1</b> Encourage affordable housing opportunities for low-income homebuyers, homeowners, or renters		2011	20	20	30	150%	
		2012	20	20	35	175%	
		2013	3	3	3	100%	
		2014	20	20	20	100%	
		2015	4	4		%	
		<b>MULTI-YEAR GOAL</b>					
<b>Decent Housing with Purpose of New or Improved Sustainability (DH-3)</b>							
<b>Specific Objective</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>	
<b>DH 3.1</b> Provide Lead Hazard Reduction Information		2011	20	20	30	150%	
		2012	20	20	35	175%	
		2013	20	20	20	100%	
		2014	20	20	20	100%	
		2015	20	20	20	%	
		<b>MULTI-YEAR GOAL</b>					
<b>Suitable Living Environment with Purpose of New or Improved Availability/Accessibility (SL-1)</b>							
<b>Specific Objective</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>	
<b>SL 1.1</b> Increase accessibility to health/human services that improve quality of life & assist low-income persons, elderly, homeless, victims of domestic violence, & other populations w/ special needs		2011	10	10	25	250%	
		2012	10	10	10	100%	
		2013	50	50	50	100%	
		2014	50	50	50	100%	
		2015	370	370		%	
		<b>MULTI-YEAR GOAL</b>					

<b>Suitable Living Environment with Purpose of New or Improved Availability/Accessibility (SL-1)</b>							
<b>SL 1.2</b>	Capacity Building - Homeless and Special Need Populations - support and expand collaboration and networking efforts of local non-profit service providers		2011		0	0	%
			2012		0	0	%
			2013		0	0	%
			2014		0	0	%
			2015		0	0	%
			<b>MULTI-YEAR GOAL</b>				
<b>Suitable Living Environment with Purpose of New or Improved Sustainability (SL-3)</b>							
<b>SL 3.1</b>	Improvements to streets, parks, water, sewer, drainage, sidewalks, infrastructure, or community centers located in low-income areas or that provide services primarily to low income households		2011	1	1	0	0%
			2012	0	0	0	0%
			2013	1	1	1	100%
			2014	1	1	0	0%
			2015	1	1		%
			<b>MULTI-YEAR GOAL</b>				
<b>Economic Opportunity with Purpose of New or Improved Availability/Accessibility (EO-1)</b>							
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>
<b>EO 1.1</b>	Increase access to employment opportunities for low-income households		2011	0	0		%
			2012	0	0		%
			2013	0	0		%
			2014	0	0		%
			2015	0	0		%
			<b>MULTI-YEAR GOAL</b>				

**Table 3B  
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: <i>City of Rowlett Texas</i> Program Year: <u>2015</u>	Expected Annual Number of Units To Be Completed	Actual Annual # of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	5		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	5		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	4		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	3		<input type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	7		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	3		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	7		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Tables 3C  
CONSOLIDATED PLAN LISTING OF PROJECTS**

**PROJECT #1**

**Priority Need:** *General Administration*

**Project Title:** *Administration*

**Description:**

Reasonable costs of overall program management, coordination, monitoring, and evaluation of the CDBG Program and other eligible activities that benefit low-income citizens, with services provided by staff, contractors, and/or consultants.

**Objective Category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome Category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:** City of Rowlett Development Services Department, 4310 Industrial Boulevard, Rowlett, Texas

<b>Objective Number:</b> NA	<b>Project ID:</b> 1	<b>Funding Sources</b>	<b>Amounts</b>
<b>HUD Matrix Code:</b> 21A - Planning/Administration	<b>CDBG Citation:</b> 570.206	CDBG	<b>\$35,885.00</b>
<b>Type of Recipient:</b> Local Government	<b>CDBG National Objective:</b> NA	ESG/HOME/HOPWA	0
<b>Start Date:</b> 10-1-2015	<b>Completion Date:</b> 9-30-2016	<b>Total Formula</b>	<b>\$35,885.00</b>
<b>Performance Indicator:</b> NA	<b>Annual Units:</b> NA	Prior Year Funds	
<b>Local ID:</b> NA	<b>Units Upon Completion:</b>	Assisted Housing	
		PHA	
		Other Funding	
		<b>Total</b>	<b>\$35,885.00</b>

**The primary purpose of the project is to help:**  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Tables 3C  
CONSOLIDATED PLAN LISTING OF PROJECTS**

**PROJECT #2**

**Priority Need:** *Support Public Services to increase health and human services*

**Project Title:** *Public Services*

**Description:**

Provide funding to Life Message, a non-profit organization, that provides a food pantry serving low-income, elderly, disabled, and special need populations. Services include providing food products and basic living necessities and are available city-wide.

**Objective Category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome Category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:** City-wide

<b>Objective Number:</b> SL-1.1	<b>Project ID:</b> 2	<b>Funding Sources</b>	<b>Amounts</b>
<b>HUD Matrix Code:</b> 05 – Public Services (General)	<b>CDBG Citation:</b> 570.201(e)	CDBG	<b>\$11,057.00</b>
<b>Type of Recipient:</b> Local Government	<b>CDBG National Objective:</b> LMC	ESG/HOME/HOPWA	0
<b>Start Date:</b> 10-1-2015	<b>Completion Date:</b> 9-30-2016	<b>Total Formula</b>	<b>\$11,057.00</b>
<b>Performance Indicator:</b> 1 - People	<b>Annual Units:</b> 40	Prior Year Funds	
<b>Local ID:</b> NA	<b>Units Upon Completion:</b>	Assisted Housing	
		PHA	
		Other Funding	
		<b>Total</b>	<b>\$11,057.00</b>

**The primary purpose of the project is to help:**  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Tables 3C  
CONSOLIDATED PLAN LISTING OF PROJECTS**

**PROJECT #3**

**Priority Need:** *Support Public Services to increase health and human services*

**Project Title:** *Public Services*

**Description:**

Provide funding to Honor Academy, a non-profit organization, that provides mentoring and character education program services for at-risk youth. Services are available city-wide.

**Objective Category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome Category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** City-wide

Objective Number: SL-1.1	Project ID: 2	Funding Sources	Amounts
<b>HUD Matrix Code:</b> 05D – Youth Services	<b>CDBG Citation:</b> 570.201(e)	CDBG	<b>\$11,057.00</b>
<b>Type of Recipient:</b> Local Government	<b>CDBG National Objective:</b> LMC	ESG/HOME/HOPWA	0
<b>Start Date:</b> 10-1-2015	<b>Completion Date:</b> 9-30-2016	<b>Total Formula</b>	<b>\$11,057.00</b>
<b>Performance Indicator:</b> 1 - People	<b>Annual Units:</b> 300	Prior Year Funds	
<b>Local ID:</b> NA	<b>Units Upon Completion:</b>	Assisted Housing	
		PHA	
		Other Funding	
		<b>Total</b>	<b>\$11,057.00</b>

**The primary purpose of the project is to help:**

the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Tables 3C  
CONSOLIDATED PLAN LISTING OF PROJECTS**

## PROJECT #4

**Priority Need:** *Support Public Services to increase health and human services*

**Project Title:** *Public Services*

**Description:**

Provide funding for transportation voucher services through DART for elderly residents. Services are available city-wide.

**Objective Category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome Category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:** City-wide

<b>Objective Number:</b> SL-1.1	<b>Project ID:</b> 2	<b>Funding Sources</b>	<b>Amounts</b>
<b>HUD Matrix Code:</b> 05E – Transportation	<b>CDBG Citation:</b> 570.201(e)	CDBG	<b>\$4,800.00</b>
<b>Type of Recipient:</b> Local Government	<b>CDBG National Objective:</b> LMA	ESG/HOME/HOPWA	0
<b>Start Date:</b> 10-1-2015	<b>Completion Date:</b> 9-30-2016	<b>Total Formula</b>	<b>\$4,800.00</b>
<b>Performance Indicator:</b> 1 - People	<b>Annual Units:</b> 30	Prior Year Funds	
<b>Local ID:</b> NA	<b>Units Upon Completion:</b>	Assisted Housing	
		PHA	
		Other Funding	
		<b>Total</b>	<b>\$4,800.00</b>

**The primary purpose of the project is to help:**

the Homeless   
  Persons with HIV/AIDS   
  Persons with Disabilities   
  Public Housing Needs

**Tables 3C**

**CONSOLIDATED PLAN LISTING OF PROJECTS**

**PROJECT #5**

**Priority Need:** *Decent Housing – Preserve, improve, and expand the quality, affordable, and accessible housing opportunities for low and moderate income households*

**Project Title:** *Housing Repairs*

**Description:**

Provide housing repairs and weatherization services for residential single-family housing occupied by low-income homeowners. Eligible activities will include repair or replacement of essential systems, including roofs, heating/cooling systems, security, access, windows, plumbing, electrical, and other health or safety issues as determined by on-site inspections and in accordance with approved rehabilitation standards.

**Objective Category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome Category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:** City-wide

<b>Objective Number:</b> DH – 2.1	<b>Project ID:</b> 2	<b>Funding Sources</b>	<b>Amounts</b>
<b>HUD Matrix Code:</b> 14A – Rehab: Single-Unit Residential	<b>CDBG Citation:</b> 570.202	CDBG	<b>\$58,314.00</b>
<b>Type of Recipient:</b> Local Government	<b>CDBG National Objective:</b> LMC	ESG/HOME/HOPWA	0
<b>Start Date:</b> 10-1-2015	<b>Completion Date:</b> 9-30-2016	<b>Total Formula</b>	<b>\$58,314.00</b>
<b>Performance Indicator:</b> 04 - Households	<b>Annual Units:</b> 4	Prior Year Funds	
<b>Local ID:</b> NA	<b>Units Upon Completion:</b>	Assisted Housing	
		PHA	
		Other Funding	
		<b>Total</b>	<b>\$58,314.00</b>

**The primary purpose of the project is to help:**  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Tables 3C  
CONSOLIDATED PLAN LISTING OF PROJECTS**

## PROJECT #6

**Priority Need:** *Support Public Facility Improvements/Infrastructure and Other Projects and Activities to provide safe, secure, and healthy environments*

**Project Title:** *Park Improvements*

**Description:**

Park improvements – Includes improvements to parks located in low income neighborhoods. The Isaac Scruggs Park in Census Tract 181.35 will receive a basketball court, shade structures, playground equipment, and other related amenities.

**Objective Category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome Category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:** CT 181.35 – low income neighborhood (Block Groups 1 and 2)

Objective Number: SL-3.1	Project ID: 4	Funding Sources	Amounts
<b>HUD Matrix Code:</b> 03F – Park Improvements	<b>CDBG Citation:</b> 570.201(c)	CDBG	<b>\$58,314.00</b>
<b>Type of Recipient:</b> Local Government	<b>CDBG National Objective:</b> LMA	ESG/HOME/HOPWA	0
<b>Start Date:</b> 10-1-2015	<b>Completion Date:</b> 9-30-2016	<b>Total Formula</b>	<b>\$58,314.00</b>
<b>Performance Indicator:</b> 11 – Public Facility	<b>Annual Units:</b> 1	Prior Year Funds	
<b>Local ID:</b> NA	<b>Units Upon Completion:</b>	Assisted Housing	
		PHA	
		Other Funding	
		<b>Total</b>	<b>\$58,314.00</b>

**The primary purpose of the project is to help:**

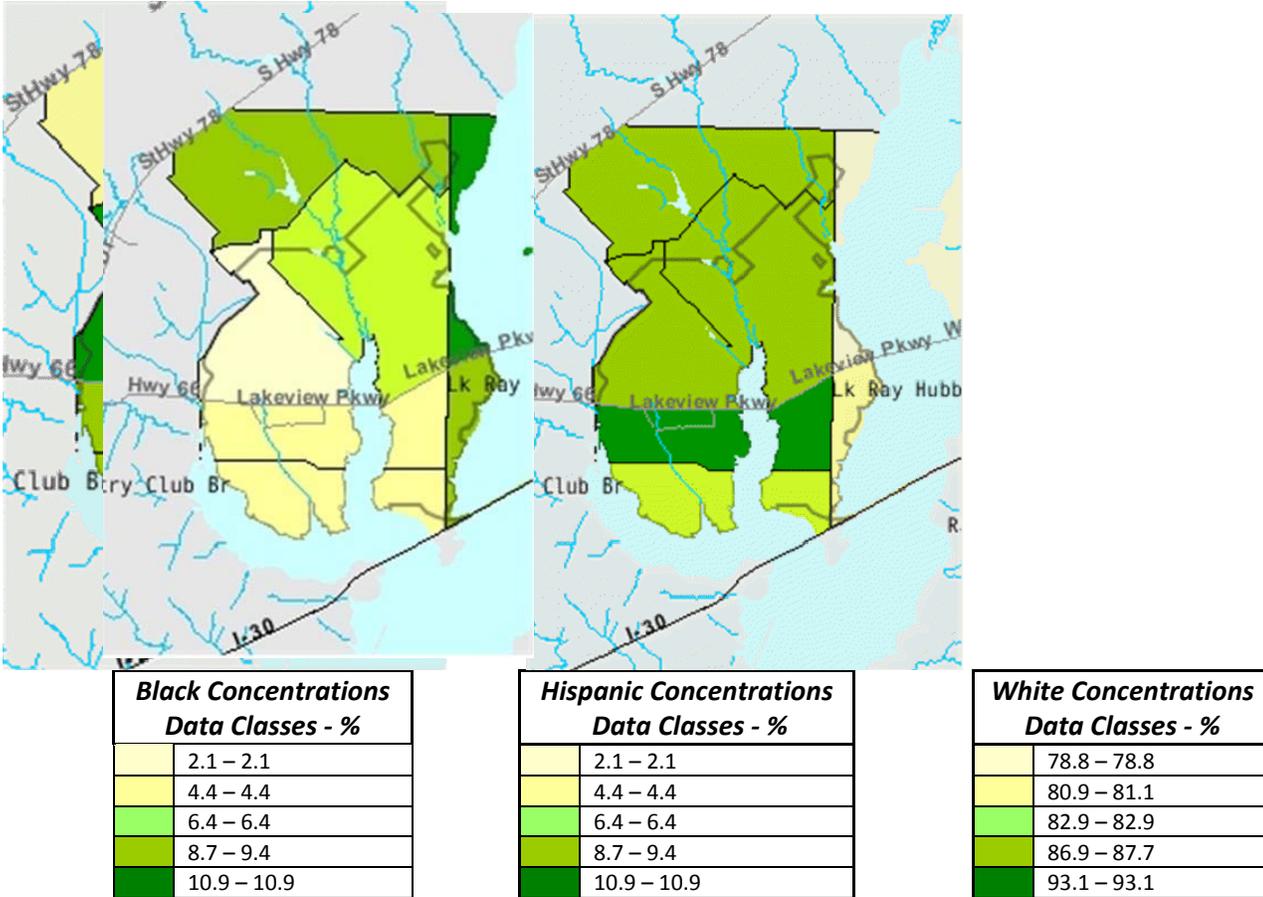
the Homeless   
  Persons with HIV/AIDS   
  Persons with Disabilities   
  Public Housing Needs

## AP-50 Geographic Distribution

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

Geographic analysis shows that the incidence of older housing stock overlaps with a concentration of low to moderate income families.

The maps below indicate the dispersal of racial groups in Rowlett (2010 Census).



## Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Based on the information gained during the development of the Consolidated Plan and as determined during the annual budget process, the City will make CDBG Program funds available for public services and affordable housing activities throughout the City, with no geographic preference. However, every effort will be made to distribute the funds in a manner that addresses the priorities of needs identified in this plan. This includes distributing the funding throughout a variety of projects and activities that serve the maximum number of low-

income, elderly, and special need households.

All eligible projects and activities will be available on a city-wide basis unless they are required by HUD regulations to be limited to specific identified low-income areas. The proposed park improvement project will be located in a low-income neighborhood. There are no CDFI or Strategy areas.

## Affordable Housing

### AP-55 Affordable Housing

#### Introduction

The City's housing priorities are: increasing the supply of quality affordable housing; expanding homeownership opportunities; revitalizing neighborhoods; and creating mixed-income communities.

The Dallas County Housing Authority provides a Housing Choice Voucher Program that is available to the very-low income segment of the City's population.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

One Year Goals for the Number of Households to be Supported	
Rental Assistance	4
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	7

### AP-60 Public Housing

#### Introduction

There are no Public Housing Authorities in the City of Rowlett.

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

There are no Public Housing Authorities in the City of Rowlett.

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

There are no Public Housing Authorities in the City of Rowlett.

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

There are no Public Housing Authorities in the City of Rowlett.

**AP-65 Homeless and Other Special Needs Activities**

**Introduction**

There are no reported incidences of chronic homelessness in the City of Rowlett. Public Service providers and religious organizations report a low and sporadic need for temporary assistance with housing shelter and mortgage, rental, or utility payments.

**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 be providing \$26,914.00 in Public Services funds for non-profit organizations to assist with a pantry providing food and basic living necessities, mentoring and character education services for at-risk youth, and transportation vouchers for elderly citizens. As a part of this service, the City will collect demographic and income information about the persons and households assisted with the funds. The City will continue to work with local organizations to identify needs and develop plans to address those needs.

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

There are no reported incidences of chronic homelessness in the City of Rowlett. Public Service providers and religious organizations report a low and sporadic need for temporary assistance with housing shelter and mortgage, rental, or utility payments.

**AP-75 Barriers to Affordable Housing**

**Introduction**

The City reviewed property tax policies, land use controls, zoning ordinances, building codes requirements, impact and other fees, public housing, environmental requirements, public transportation, and other factors in order to determine any barriers to affordable housing. A review of the federal regulations and requirements and local building codes did not reveal any obvious issues that would discourage the development of affordable housing. There appears to be no significant barriers to affordable housing with regard to public policies. There were no public policies that limit or affect the return on residential investments.

The City of Rowlett conducted an analysis of impediments to housing choice during the development of the 2011-2015 Five-Year Consolidated Plan, and developed goals and strategies to further the practice of Fair Housing and to encourage the availability of housing choice.

It is the adopted Affirmative Marketing Goal of the City to ensure that organizations and individuals who normally might not apply for grants or for assistance because of their race, color, religion, age, sex, national origin, handicap or familial status know about the availability of assistance and have the opportunity to apply. Public notices will be placed in local newspapers, public service announcements will be advertised through local television stations, signs will be posted throughout the government offices, and public hearings will be held at accessible locations and times to inform the general public when funds are available and what projects will be funded.

**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**

In order to continue to address and eliminate any potential barriers to affordable housing, the City has identified the following areas where the City could take action to minimize barriers to affordable housing:

1. Promote the provision of foreclosure prevention counseling and buyer education
2. Seek additional resources to reduce barriers
3. Make efforts to coordinate its housing initiatives with local and regional transportation planning strategies to ensure, to the extent practical, that affordable housing owners and tenants have access to public transportation

## AP-85 Other Actions

### Introduction

This section will describe the City's plans for the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

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

The City of Rowlett, through the implementation of the 2011-2015 Consolidated Plan and the 2015 Annual Plan, will continue its efforts to addressing identified obstacles to meeting underserved needs and barriers to affordable housing. The City will provide relevant information regarding the availability of homebuyer's assistance, rental assistance, and lead based paint issues to residents by posting the referral information on the City's website, and at public locations at the Rowlett Community Centre and the Rowlett Development Services Department. The information provided will include a listing of providers of each service, including the state and federal programs for homebuyers' assistance, a listing of subsidized housing providers available for Rowlett residents (e.g., Dallas County Housing Voucher Program), and lead-paint education materials and contact information for the Dallas County Health and Human Services Department and Rockwall County Environmental Health Coordinator.

Identified obstacles and actions to address these obstacles include:

- *The lack of adequate and sustained financial resources* - The data gathered during the Consolidated Plan and Annual Plan process will be made available to organizations seeking state and federal grant funds to assist in their provision of services. The City has made a concerted effort to identify community issues, thereby establishing a data-base that will be useful to establish the housing and public service needs of low-income and special need populations. The City will also consider seeking additional state and federal grant funds, including HOME Program funds, in addition to encouraging other organizations to actively seek external funding resources.
- *Ability to provide current and relevant information to citizens in an effective and timely manner regarding community resources and issues* - The City will place information regarding community development issues on the city's website. City staff will also actively participate in community forums, community meetings, and special focus groups related to issues and needs identified in the City's Consolidated Plan, such as homelessness, domestic violence, and elderly.
- *The lack of a coordinated intake and referral system* - City staff will actively participate in local and regional groups and organizations to facilitate coordination and collaboration amongst service-providers, non-profit organizations, and faith-based groups. A focus will be the sharing of information and resources to increase efficiency and effectiveness.

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

The City of Rowlett, through the implementation of the 2011-2015 Consolidated Plan and the 2015 Annual Plan, will continue its efforts to foster decent housing for residents. Specifically, the City will:

- Initiate and develop a program to assist with minor repairs and weatherization needs for low-income households
- Enforce building and housing codes that set forth the standards for all affordable housing programs administered and/or supported by the City
- Provide educational opportunities and training for its staff developing and administering affordable housing programs that provide housing meeting building and housing codes
- Facilitate the efforts of other entities and non-profit organizations providing affordable and standard housing
- Make available technical assistance and funding, if available, in support of other projects and activities that remove health and safety hazards
- Make available technical assistance and funding, if available, in support of public facility and infrastructure improvements in low income neighborhoods in order to encourage the redevelopment and new development of new affordable and decent housing opportunities and to improve the overall quality of life for low income residents

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

The 2009 ACS indicated that 13% of the housing in the City was built prior to 1980, and 3% were built prior to 1970. HUD recommended methods that consider the age and condition of the properties were used in estimating the number of dwellings potentially impacted. A significant percentage of pre-1979 housing typically contains lead-based paint, which presents some special issues regarding the health of occupants and construction abatement procedures. It is estimated that more than 1,539 (10.56%) of the City's residential properties may have some interior or exterior lead paint present. A smaller undetermined percentage of these may have deteriorated paint that could pose health risks for occupants. *Considering the age of the City's housing combined with the percentage of low-income residents, it is estimated 321 (20.84% of the estimated number of pre-1979 houses with lead) of the estimated number of housing units containing lead paint could be occupied by low-income residents.*

According to the most recent estimates, approximately 3.2% of children aged 1-5 years in Texas had elevated lead levels. A blood lead level greater or equal to 10 mg/dL is considered to be an elevated blood lead level by the federal government. The highest blood lead levels are found in 1-2 year old children who are poor and who live in older housing that is in poor condition.

*Utilizing the health data as described above regarding potential hazards to 3.2% of children aged 1-5 years, it is noted that approximately 30-35 children in Rowlett may be impacted by elevated blood lead levels. However, it should be noted that the age of Rowlett's housing is significantly younger than the state-wide average, leading to an even lower number of young children in Rowlett that may be exposed to lead paint.*

The City is aware of the possible dangers of lead poisoning and will continue to monitor available health data to identify the incidence of the problem. The City will distribute information to the public regarding the hazards of lead.

The following actions will be undertaken:

- Provide public information and education regarding lead-based paint
- Monitor regular reports from the County Health Department and Texas Department of Health to monitor the level of reported lead poisoning issues
- Encourage local construction contractors to become certified as lead paint inspectors, removers, and abaters

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

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

- Support the efforts of the Housing Choice Voucher Homeownership Program that is designed to provide supportive and educational services leading to a decreased dependence on subsidy programs.
- Support the efforts of existing affordable housing programs to reduce the economic impact of rent and homeownership burdens on low-income households.
- Continue to provide economic development incentives utilizing local funds to encourage the retainment and creation of employment opportunities available to low income residents.
- Continue to include and enforce requirements of Section 3 in applicable contracts utilizing federal funds.
- Support the efforts of non-profit organizations that provide educational courses in homebuyer and homeowner responsibilities, home maintenance, budgeting, nutrition, parenting, affordable rental units, and other health and human services.
- Support the efforts of public service activities that enhance the quality of life of low-income residents.
- Continue to support public service activities that allow youth to meet their maximum potential and ultimately leave the poverty environment.
- Encourage and initiate efforts to promote collaboration and reduce duplication of effort amongst the region's entities and public service providers.

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

It has been and remains a priority for the City to develop and enhance an effective and efficient program delivery system for the use of federal funds. Even though the system has been streamlined and improved in recent years, the City continues to monitor, assess, and seek ways to further improve its performance. Solid relationships have been built with public institutions, private and nonprofit partners, to implement activities and projects that require multiple funding sources. All partners are encouraged to share their thoughts on how the delivery system and programs could be made better.

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

The City of Rowlett will coordinate and administer the identified goals, objectives, and strategies discussed in this document through its Development Services Department. The City will utilize and administer its CDBG and other local, state, and federally-funded programs (as available) to support affordable housing programs and

other community development activities to assist low-income citizens and revitalize declining neighborhoods. The City will also consider and offer letters of support when appropriate to other organizations and agencies seeking grant or state/federal funding. In addition, the City will provide technical assistance and funding of health and public services as funds are available, as well as actively seeking to enhance coordination of services amongst service providers. A more detailed listing of potential partners that are committed to work cooperatively with the City to improve the quality of life for its citizens is contained in the 2011-2015 Consolidated Plan.

## AP-90 Program Specific Requirements

### Introduction

This section will describe activities planned with respect to all CDBG funds expected to be available during the program year (including program income that will have been received before the start of the next program year), except that an amount generally not to exceed ten percent of such total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified for the contingency of cost overruns.

### 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.

Description	Amount of Program Income
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
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
The amount of surplus funds from urban renewal settlements	\$0
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
The amount of income from float-funded activities	\$0
<b>Total Program Income:</b>	<b>\$0</b>

### Other CDBG Requirements

- |   |     |
|---|-----|
| 1. The amount of urgent need activities   | 0   |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. | 70% |

# ATTACHMENT A

SF 424

ATTACHMENT B

CERTIFICATIONS

ATTACHMENT C  
PUBLIC HEARINGS