

FISCAL YEAR 2005

CONSOLIDATED ACTION PLAN

for the

CITY OF DENISON, TEXAS

Office of Community Development
P. O. Box 347
Denison, Texas 75021-0347
(903) 465-2720

Table of Contents

(a)	SF-424.....	1
(b)	Resources.....	3
	Federal	
	Other	
(c)	Citizens Participation and Public Comment Period	4
(d)	Activities to be Undertaken.....	5
(e)	Geographic Distribution.....	19
(f)	Homeless and Other Special Needs.....	20
(g)	Other Actions.....	21
	General	
	Public Housing	
(h)	Monitoring Standards	22
(i)	Program-Specific Requirements.....	23
	CDBG	
(j)	Certifications.....	31
	General	
	CDBG	
	Citizen Participation	
	Public Comments	
	Community Development Plan	
	Following a Plan	
	Use of Funds	
	Excessive Force	
	Compliance with Anti-Discrimination Laws	
	Compliance with Lead-Based Paint Procedures	
	Compliance with Applicable Laws	
	Appendix to Certifications	

(b) Resources

(1) Federal

The following is a breakdown of the funding sources available to implement the Action Plan for Fiscal Year 2005. As shown, Community Development Block Grant funds will be the only source of funding for the Action Plan. Community Development staff will attempt to implement and expand the practice of leveraging resources. This will be accomplished by providing funds to demolition projects that include City dollars with other source funding. Agencies will be encouraged to provide in-kind or other sources of match on City-funded projects or programs. Housing programs will seek local sources of project financing when possible. Staff will also provide technical assistance to local service providers on applications for public and private funding. This should help to continuously increase the resources available for service provision.

(2) Other

There are no other funds scheduled to be used to implement the Action Plan for this year at this time.

2005 FUNDING SOURCES

Entitlement Grants:

CDBG	\$422,931	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$422,931

Prior Years' Program NOT previously programmed or reported

CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0

Reprogrammed Prior Years' Funds

CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0

Total Estimated Program Income	\$0
Section 108 Loan Guarantee Fund	\$0

TOTAL FUNDING SOURCES **\$422,931**

Other Funds **\$0**

Submitted Proposed Projects Total **\$422,931**

Un-Submitted Proposed Projects Total **\$0**

Citizens Participation and Public Comment Period

The citizens' participation process was conducted in accordance with the City of Denison's *Citizens Participation Plan* that was adopted by the City Council in February 1997. The plan describes how the City will involve citizens in the planning, implementation and assessment of its CDBG program. Five basic standards were met in the participation process. These include:

- (1) Encourage involvement of citizens, especially residents of low/mod income neighborhoods to participate in the development of the annual plan and the performance reports.
- (2) Openness and freedom of access to meetings, information and records.
- (3) Adequate and timely information and response to complaints.
- (4) Obtaining the views and proposals of citizens at all stages of the community development program.
- (5) Provision of technical assistance to both low-income residents in predominantly low-income neighborhoods and community groups servicing or representing low and moderate-income residents.

Public hearings were held on March 14, 2005, May 17, 2004 at 2:00 p.m. and at 6:00 p.m. and June 20, 2005 to receive input from the citizens of Denison. The Plan was published in the local newspaper on June 21, 2005 and there was a 30-day comment period. There were no comments received from the public hearings or at the end of the comment period.

(d) Activities to be Undertaken

The City of Denison proposes to undertake a comprehensive community development program through the accomplishments of the activities listed on the following tables. These activities will provide improved housing and neighborhood conditions in low/moderate income neighborhoods. The specific activities are intended to stimulate neighborhoods eligible for block grant assistance. The housing rehabilitation program should improve living conditions for the occupants. The attached forms identify specific activities designed to accomplish these objectives:

(e) **Geographic Distribution**

The geographic distribution for the expenditure of CDBG funds during the 2005 Fiscal Year is city wide for the rehabilitation activities and the low/moderate income areas for the demolition and clearance activities. There are neighborhoods in the City of Denison with a concentration of minorities. These are located in Census Tract 5.01, Block Groups 1, 2, & 3 and in Census Tract 2, Block Groups 1 & 2. The activities of the Housing Rehabilitations are not site-specified at this time; the potential for aggregation is limited.

A desired result of the CDBG program is to improve a deteriorated neighborhood such that property values are increased and private investment provides further improvements, however, it has not been possible to concentrate all activities to the point this is evident, due to the timing and nature of implementing the programs. Therefore, in conclusion, although it is conceivable to have concentrated the proposed activities of housing rehabilitations and demolition and clearance in an area that would have significant impacts due to the aggregation of these activities, this will not be the case in the Denison FY 2005 program due to the following:

1. Housing rehabilitation locations are selected on a highest need/earliest application date basis, and cannot be concentrated significantly.
2. Demolition and clearance activities are determined by the time required to obtain releases from the property owners and other federal and state requirements.
3. The Denison Housing Authority and the Child Guidance Clinic will receive funds to provide programs for the residents of those neighborhoods.

(f) Homeless and Other Special Needs Activities

As discussed in the Consolidated Plan, a positive experience during the planning process has been the development of a Homeless strategy. Various homeless providers and others involved in the provision of homeless services joined to develop the implementation of the strategy. The following agencies were involved in the creation of a strategy for helping those that are homeless and at risk at becoming homeless and will continue to work with the City:

1. Grayson County Shelter - provides several programs to assist the homeless or potentially homeless. The Shelter also provides overnight service to families and single men over 55 years of age. The City of Denison will continue to work with the shelter to explore sources of revenues and service expansion.
2. Denison Housing Authority - provides a variety of rental programs such as Section 8 Housing for those that are homeless, edge of homelessness, live in substandard conditions, have housing problems and the elderly. The City of Denison will partnership with the Housing Authority to continue to explore various approaches to expand the elderly housing in the city.

The main purpose of the focus group was to determine the needs of the homeless and potentially homeless population and develop a five-year plan to meet those needs. The five-year Homeless Strategic Plan is consistent with a continuum of care system.

(g) Other Actions

(1) General

The City of Denison will address obstacles to meeting underserved needs by completing minor and emergency rehabilitations projects as the needs arise. By the completion of these projects the homeowners should be housed in safe, sanitary, decent housing and this will foster and maintain affordable housing, and remove some of the barriers of affordable housing. The number of poverty level families will not be reduced with the use of CDBG, but the majority of assistance through the program will be to that segment of the population. Due to the amount of the CDBG grant the City will not address Lead-Based Paint reduction. The City will follow the existing regulations regarding Lead-Based Paint in Minor/Emergency Rehab and the First Time Homebuyer programs. Each rehab will be evaluated to determine if lead-based paint exists. The final action will be to a declaration of “no harm done”. Guidelines in the First Time Homebuyer program will address lead-based paint in houses built before 1978.

The coordination between public and private housing will be enhanced with the Denison Housing Authority continuing discussions with private developers to construct housing units for the elderly in Denison. The Community Development Corporation (CDC) received certification from the State as a Community Housing Development Organization (CHDO). This will allow the CHDO to apply to the

State for HOME funds to develop affordable elderly housing. These ideas are continuing to be discussed and potential projects will be identified.

The Denison Housing Authority continues to enhance their resident initiatives by having resident on their Board, providing continuing education classes in the facilities, and programs for adults and youth throughout the year.

(2) Public Housing

The City of Denison will continue to assist the Denison Housing Authority in their discussions with private developers to provide additional housing for the elderly.

(h) Monitoring Standards

The Community Development Block Grant regulations require grantees to monitor grant and subgrant supported activities to assure compliance with applicable requirements and that performance goals are being achieved. The regulations do not, however, prescribe a specific method or manner for accomplishing this goal. It is left to the grantees' discretion to develop the mechanism it will use for this purpose. It is clear from discussions on HUD's responsibilities for monitoring the grantee's management of its subrecipients what areas are important.

The City of Denison has an independent auditor contracted each fiscal year to audit the entire financial operation. This audit includes a detail inspection of the CDBG program for compliance with Federal regulations. The auditors send this audit to HUD each year with their findings, if any.

The office of Community Development conducts the monitoring of our subrecipients several times a year, or as needed, depending on the operation of the agency. The agency and the City of Denison sign a contract describing the process of spending and the reimbursement of CDBG funds. Our monitoring process follows the outline in the CPD Monitoring Handbook, 6509.2 REV-4 in developing or modifying the subrecipient's systems.

(i) Program-Specific Requirements

(1) CDBG

- (i) The following is a description of activities planned with respect to all CDBG funds that are expected to be available during the FY2005 program year:

Minor and Emergency Housing Rehabilitation: \$179,491

Emergency Rehab will address urgent health and safety repairs for the occupants of the households. Typical of emergency repairs are: replace electrical service to the house, replace gas or water service, provide heat to the house as needed and repair any sanitary sewer condition that presents a

health hazard to the occupants or surrounding neighbors. The Minor Rehab projects will replace the plumbing systems in the entire house, replace the roofs, rewire the entire house, level/support the structure to prevent further settling and install central heating systems. All of these repairs will meet applicable plumbing, electrical and housing codes.

Income qualifications are determined by the U. S. Department of Housing and Urban Development and the grant limit was raised this year to \$4,500 for Minor Rehab and \$1,000 for Emergency Rehabs. Approximately 60 low/moderate income families will be assisted.

Demolition and Clearance: \$50,000

The City proposed to demolish vacant structures and eliminate spot blight by the clearance of debris from areas in the low/moderate income areas of the city. Approximately 20 structures will be demolished in the low/moderate income areas of the City.

Administration: \$80,000

The City proposes to use the Administrative funds for all phases of the application process. Environmental review, fair labor standards, contract management, the preparation of the Action Plan and the Annual Performance Report associated with the Consolidated Plan, meet all requirements of and preparation of the Consolidated Plan, and to assure that the City of Denison meets all requirements of the Housing and

Community Development Block Grant program. There will continue to be a need for additional computer upgrading to meet the requirements of the replacement for the existing and upgraded Integrated Disbursement and Information System (IDIS) system that HUD is developing. There will also be training sessions on the new software system that staff will attend; along with the annual Environmental Workshop and other training sessions as sponsored by HUD.

Public Services: \$63,440

The City proposes to assist 9 area public service programs in the City of Denison as follows:

Denison Housing Authority: \$4,699

The Housing Authority began a Tutoring and Literacy program several years ago at their Community Center. With the success of the program there is a need for a paid Tutor/Literacy teacher. This position would be for 38 weeks, 20 hours a week. CDBG funds will assist in paying the teacher. There will be 18 people benefiting from this expenditure. This will be the agency's third year of a three-year funding cycle.

Denison Helping Hands: \$4,699

The Agency requested CDBG funds to pay expenses and assist Denison residents needing food. Funds will be used to assist with monthly expenses and to purchase food and other goods to be distributed to low/moderate

income residents of Denison. Approximately 3,000 people will be served during the program year. This will be the agency's third year of a three-year funding cycle.

Grayson County Shelter: \$4,699

The Shelter is requesting funds to assist with the general operating expenses at the Shelter. This is the only facility between Dallas and Oklahoma City. Temporary and one-time assistance is provided to families and males over the age of 55. It is the agency's third year of a three-year funding cycle.

Jack and Jill Day Care: \$4,574

The agency is requesting funds to assist with providing scholarships for enrollment fees at the facility. Assistance will be offered to low/moderate income families in the City of Denison. Late year the facility was not successful in documenting the facility assisted mostly low/moderate income families in Denison. Utilities could not be paid with CDBG funds and those funds were moved to the Minor/Emergency Rehab line item. There will be approximately 20 persons assisted this program year. The agency is in their third year of a three-year funding cycle.

Boys and Girls Club: \$3,524

Community Development Block Grant funds will be used to assist with the programs the Boys and Girls Club conduct during the school year and for summer activities. Full and partial scholarships will be available to students

on the free and reduced lunch program. The Club conducts after school activities so the youth will have a safe place to meet. During the summer months sport activities are offered and children can receive full or partial scholarships to assist with the fees required. There will be approximately 125 persons receiving assistance during the program year. This is the agency's second year of a three-year funding cycle.

Child Guidance Clinic of Texoma: \$4,858

Community Development Block Grant funds will be used to assist with providing individual therapy to the low income residents of the Denison Housing Authority. There is a need for mental health services for children and their parents in these units. The agency proposes to provide individual therapy for 8 clients per week over a 10 week period. The total cost of this service will exceed the requested amount but the agency will leverage funds with United Way. Approximately 24 people will be assisted during the program year. This is the agency's second year of a three-year funding cycle.

Community Center Weekend Meals: \$18,720

The Community Center Weekend Meals Project provides Nutrition services to the very frail and elderly low/moderate income citizens on Denison on weekends. Volunteers deliver meals to about 55 senior citizens in the City. There are approximately 20 homes that are on a waiting list to receive this

service. These funds will allow for the continuation of the program. This will be the agency's first year of a three-year funding cycle.

Elder Watch Program: \$11,816

Elder Watch provides home safety/repair service each year to low-income elderly households. The frail, chronically ill elderly most in need of home safety repairs cannot afford needed repairs and/or modifications such as wheelchair ramps, bathroom safety equipment, telephone emergency response systems or automatic door locks and door bells to secure their environment. These funds will not duplicate services provided by the City of Denison's

CDBG Minor/Emergency Rehab program. There are no admin expenses in the request. This is the agency's first year of a three-year funding cycle.

Tri-County Senior Nutrition Project: \$7,285

CDBG funds are requested for the specific purpose of replacing the vent-a-hood and fire suppression system in the kitchen of the SNAPS Center at 531 West Chestnut. The Fire Marshal inspected the facility and noted that the vent-a hood and the fire suppression system were not up to code and had to be replaced. This is a one-time request and the agency can request specific funding for a project next year.

First Time Home Buyers Program: \$50,000

The City of Denison, in cooperation with the local lending institutions, proposes to assist first time homebuyers by providing a grant of up to \$2,500 to cover closing costs and a portion of the down payment. This will assist 18 first time homebuyers in obtaining a home.

- (ii) The only CDBG funds expected to be available during the program year will be the \$422,931 allocation amount.
- (iii) There have been no projects identified as "urgent needs" this program year.
- (iv) The activities are detailed above where locations have been identified. Rehabilitation and demolition projects have not been identified at this time. When the locations are determined, some of the demolition sites are published in the local newspaper.