

**CITY OF DESOTO, TEXAS**



**2015 – 2019 CONSOLIDATED PLAN**

**and**

**2015 ANNUAL ACTION PLAN**

**SUBMITTED TO THE  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FORT WORTH, TEXAS FIELD OFFICE**

**AUGUST 15, 2015**

# Table of Contents

- Executive Summary..... 5
  - ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) ..... 5
- The Process ..... 8
  - PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)..... 8
  - PR-10 Consultation - 91.100, 91.200(b), 91.215(l) ..... 9
  - PR-15 Citizen Participation..... 12
- Needs Assessment ..... 15
  - NA-05 Overview ..... 15
  - NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) ..... 16
  - NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) ..... 24
  - NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) ..... 27
  - NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) ..... 30
  - NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) ..... 31
  - NA-35 Public Housing – 91.205(b) ..... 32
  - NA-40 Homeless Needs Assessment – 91.205(c)..... 37
  - NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)..... 40
  - NA-50 Non-Housing Community Development Needs – 91.215 (f) ..... 43
- Housing Market Analysis..... 45
  - MA-05 Overview ..... 45
  - MA-10 Number of Housing Units – 91.210(a)&(b)(2)..... 46
  - MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) ..... 48
  - MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)..... 51
  - MA-25 Public and Assisted Housing – 91.210(b) ..... 54
  - MA-30 Homeless Facilities and Services – 91.210(c) ..... 56
  - MA-35 Special Needs Facilities and Services – 91.210(d) ..... 58

MA-40 Barriers to Affordable Housing – 91.210(e) .....	59
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	60
MA-50 Needs and Market Analysis Discussion .....	65
Strategic Plan .....	67
SP-05 Overview .....	67
SP-10 Geographic Priorities – 91.215 (a)(1).....	69
SP-25 Priority Needs - 91.215(a)(2).....	71
SP-30 Influence of Market Conditions – 91.215 (b).....	78
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	88
SP-55 Barriers to affordable housing – 91.215(h).....	89
SP-60 Homelessness Strategy – 91.215(d).....	90
SP-65 Lead based paint Hazards – 91.215(i).....	91
SP-70 Anti-Poverty Strategy – 91.215(j) .....	92
SP-80 Monitoring – 91.230 .....	93
Expected Resources .....	95
AP-15 Expected Resources – 91.220(c)(1,2) .....	95
Annual Goals and Objectives .....	97
Projects .....	100
AP-35 Projects – 91.220(d) .....	100
AP-38 Project Summary .....	101
AP-50 Geographic Distribution – 91.220(f).....	103
Affordable Housing .....	104
AP-55 Affordable Housing – 91.220(g) .....	104
AP-60 Public Housing – 91.220(h).....	105
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	106
AP-75 Barriers to affordable housing – 91.220(j) .....	108

AP-85 Other Actions – 91.220(k) ..... 109  
Program Specific Requirements..... 111

## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Consolidated Plan for the City of DeSoto, Texas, has been prepared in response to a consolidated process developed by the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program.

This Consolidated Plan outlines housing, community and economic development needs, priorities, strategies, and projects that will be undertaken by the City of DeSoto with the funds that the City receives from the U.S. Department of Housing and Urban Development (HUD). As an entitlement jurisdiction, the City receives an annual share of federal Community Development Block Grant (CDBG) funds. In order to receive its CDBG entitlement, the City must submit this Consolidated Plan and First Year Annual Action Plan to HUD. The funds are intended to provide lower and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, development activities, public services, economic development, planning, and program administration.

The Consolidated Plan serves the following functions: 1) A planning document for the City, which builds upon a citizen participation process; 2) An application for federal funds under HUD's formula grant programs; 3) A strategy to be followed in carrying out HUD programs; and, 4) An action plan that provides a basis for assessing performance.

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

The target areas in the City are those which have the highest levels of poverty and greatest need for infrastructure improvements, housing rehabilitation, and services.

The highest priority needs for these target areas and the city's low/mod population are: Public Improvements, Homeowner Repair, Homeless Prevention, and for Public Service programs

Market conditions, especially increasing rental costs, low incomes, and stagnant wages create the needs for the rental programs, while high down payment requirements and stringent loan standards create a need for home buyer assistance programs.

The City's resources from federal, state, and local sources are limited and expected to remain the same in the coming years, which will diminish the amount available even with modest inflation. The City is working to find sources and organizations to leverage these dollars.

As a new entitlement community the City does not have a complete institutional delivery system in place. However, the City does have contacts with many organizations and agencies and will work to enhance its outreach and information efforts; to make its project selection process transparent; and to ensure coordination, collaboration, and information sharing among the various entities responsible for program delivery.

The needs in the City are numerous and varied. The principal needs are: 1) public improvements to improve neighborhoods, 2) code enforcement and housing rehabilitation for both owner and renter units, 3) public facility improvements to meet ADA compliance requirements, and 4) programs in support of specific objectives.

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

The City of DeSoto is a new entitlement community, but does have experience with the CDBG program, having used CDBG funds for a number of Public Improvements and Infrastructure projects across the City. Each of these projects was successfully completed on time and within budget, and appropriate reports were submitted on time. These projects, primarily Infrastructure and ADA compliance projects, have benefitted the low/mod residents of these neighborhoods.

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

The City considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Five-Year Consolidated Plan and its Annual Action Plans.

As noted in PR-10, Consultation, publicized public hearings were held on three occasions – on January 24, May 30, and July 21, 2015. These sessions were part of a concerted effort to obtain as much public input as possible in the preparation of the Plan. These hearings were advertised in the local newspaper and on the City Website. The input received at these meetings helped identify specific community needs and priorities, which were considered in the development of the City's goals and programs.

In December of 2014, the City also conducted interviews with key department heads and staff, and made a presentation at a City Council meeting to explain the program, the City's status as a participating jurisdiction and to answer questions from the Council and the public. Active participation by attendees at the meeting provided insight into community needs.

The City also prepared a Web-based survey about Community Development activities and fair housing issues to obtain additional public input. The survey was available on the City Website from January 9,

2015 until February 27, 2015. The city received 168 responses which were valuable in identifying key issues, concerns and priorities about both community needs and fair housing issues.

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

As described above, the public had opportunities to provide input on the Consolidated Plan and Annual Action Plan. Public comments and ideas were received at the public meetings, focus group sessions, and through the online survey, and were incorporated in establishing the City's needs and program priorities. No comments were received at the Public Hearings or during the thirty-day public comment period.

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

The City accepted all comments that were offered.

## **7. Summary**

The City is a new participant in the CDBG program and is required to prepare and submit an action plan for HUD approval in order to receive Community Development Grant Funds.

This Consolidated Plan and first year Annual Action Plan set forth a description of activities for the use of funds that will become available during the coming Federal fiscal year, determines goals for individuals and households to be served, and describes the implementation plan and geographic location of the activities to be undertaken. The formula allocation for the Community Development Block Grant program will be \$229,684.

The 2015 Action Plan of the DeSoto Consolidated Plan has identified specific objectives and projects for the program year including: infrastructure improvements, public facility improvements to ensure ADA compliance, and code enforcement activities in low/mod areas. The City does not yet have the policies and procedures in place to support public service or housing rehabilitation programs.

The City followed the steps and procedures outlined in its Citizen Participation Plan, including conducting public hearings (Town Hall Meetings) on the Plan, providing a copy of the document for a 30-day public review and comment period, and having the Plan approved by the Governing Body prior to submission to HUD.

# The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator		Department of Administration

Table 1 – Responsible Agencies

### Narrative

The Administration Department is the lead agency for the completion of the Consolidated Plan and the implementation of the Annual Action Plan, as well as the responsible party for the processing and distribution of federal funds under the CDBG program, once allocated by the federal government and approved by the City Council.

Other offices and agencies responsible for executing and administering programs covered by the Consolidated Plan include the City’s Department of Development Services, Building Inspections, Code Enforcement, Parks and Recreation, Development Services and Planning and Zoning.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

Intergovernmental cooperation is vital to the success of Consolidated Plan efforts, given the diversity of programs and agencies providing housing and housing services. The City will implement the Annual Action Plan through the efforts of public, private, non-profit, and for-profit organizations to meet the stated goals and objectives. The collaborative approach employed by the City will be a valuable tool in eliciting input that would not otherwise be available. This development process synthesizes diverse ideas and approaches into a comprehensive and coherent planning document and set of strategies that address the low-income housing needs of the City in a clear and logical fashion.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City recognizes that the preparation of the Consolidated Plan requires discussion and consultation with many diverse groups, organizations, and agencies, and the City will work closely with a number of agencies to enhance coordination among public and private sector programs, agencies, and activities.

Various county agencies, not-for-profit organizations, and service providers engaged in a consultative process to develop and implement the Annual Action Plan. The Administration Department has established procedures to ensure coordination with the relevant City Departments, including the City's Department of Development Services, Building Inspections, Code Enforcement, Parks and Recreation, Development Services and Planning and Zoning.

The City has had and will maintain a relationship with the Dallas County CDBG Program. Efforts are also coordinated with the programs in other municipalities on specific issues.

The City will work closely with local non-profit organizations to actively encourage housing programs for low- and moderate-income persons. Also, the City Administration Department will develop a positive relationship with the builders, developers, and financial institutions in the County and the region, as the program develops

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

The City is aware of the Continuum of Care in the Dallas area, but has not directly participated in any programs nor funded any activities. The City will seek to become more knowledgeable about and involved in CoC activities.

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

Not Applicable

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

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

1	<b>Agency/Group/Organization</b>	City of De Soto Engineering
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Infrastructure/Facilities
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	City of De Soto Code Enforcement
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing, Code Enforcement in LMI Neighborhoods
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
3	<b>Agency/Group/Organization</b>	De Soto Housing Finance Corporation
	<b>Agency/Group/Organization Type</b>	Publically Funded Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A number of the agencies and organizations with which the City consults are shown in the table below. The City maintains contact with over forty other municipalities, school districts and service organizations via e-mail, conference calls, face-to-face meetings, and conferences.

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

To the best of its ability, the City has been in contact with agencies and organizations involved in activities that are relevant to CDBG activities and programs.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
City of DeSoto 2003 Comprehensive Plan	City Planning Department	Provides unified direction for housing, infrastructure, and services programs
Dallas County Consolidated Plan	Dallas County Department of Planning and Development	Coordination of homeless programs
Dallas Ten-Year Plan to End Chronic Homelessness a	Metro Dallas Homeless Alliance	Coordination of homeless programs; coordinated client access
Strategic Plan for Dallas County	Dallas County Planning Department	Broad direction for economic and community development
Metropolitan Transportation Plan	North Central Texas Council of Governments	Infrastructure issues and priorities

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

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

As noted above, the City will coordinate with a range of public entities, including neighboring municipalities, the Metro Dallas Homeless Alliance, the Texas Department of Housing and Community Affairs, Dallas County, and North Central Texas Council of Governments (NCTCOG) in the development and execution of a range of programs and activities.

**Narrative (optional):**

## **PR-15 Citizen Participation**

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

The City considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Five-Year Consolidated Plan and its Annual Action Plans.

As noted in PR-10, Consultation, publicized public hearings were held on three occasions – on January 24, May 30, and July 21, 2015. These sessions were part of a concerted effort to obtain as much public input as possible in the preparation of the Plan. These hearings were advertised in the local newspaper and on the City Website. The input received at these meetings helped identify specific community needs and priorities, which were considered in the development of the City’s goals and programs.

In December of 2014, the City also conducted interviews with key department heads and staff, and made a presentation at a City Council meeting to explain the program, the City’s status as a participating jurisdiction and to answer questions from the Council and the public. Active participation by attendees at the meeting provided insight into community needs.

The City also prepared a Web-based survey about Community Development activities and fair housing issues to obtain additional public input. The survey was available on the City Website from January 9, 2015 until February 27, 2015. The city received 168 responses which were valuable in identifying key issues, concerns and priorities about both community needs and fair housing issues.

The City ensures that all Public Hearings are held at times and locations convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Upon request, in advance of the meeting, the City will attempt to make accommodations for those individuals in need of special assistance. The City also provides technical assistance workshops for all interested in the programs.

The Citizen Outreach Participation Table below provides details about the various outreach efforts.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Presentation at City Council Work Session	Non-targeted/broad community	Council members	Questions about program	N/A	
2	Presentation at City Council Work Session	Knowledgeable Staff	Four Interviews	Questions	N/A	
3	Presentation at City Council Work Session	Non-targeted/broad community	25 Attendees	Explanation of program - Questions - Recommendations for priorities	N/A	
4	Presentation at City Council Work Session	Non-targeted/broad community	168 Responses	Needs and Priorities	N/A	
5	Presentation at City Council Work Session	Non-targeted/broad community	Pending	Pending	N/A	
6	Presentation at City Council Work Session	Non-targeted/broad community	Pending	Pending		
7	Presentation at City Council Work Session	Non-targeted/broad community	Pending	Council Approval of Plans	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
8	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The objectives of the Consolidated Plan are to provide decent housing, a better quality of life and economic opportunity for low and moderate income residents of DeSoto. One of the primary means of accomplishing these objectives to address the issue of poverty, which is an issue in DeSoto as 9.1 percent of the population had an income in the preceding twelve months that was below the established poverty level of \$23,850. Among the elderly in DeSoto, 9.6 percent of the elderly and 11.3 percent of persons under 18 are living in poverty.

The City does have a slightly higher percentage of households with retirement income than the nation (18.7% vs. 17.7%) but a lower percentage of households with Social Security income (26.7% vs. 28.9%). At the same time, the percentage of persons with Supplemental Security Income is 4.5 percent compared to the national figure of 4.9 percent. The percentage of persons receiving Food Stamp/SNAP benefits is 10.2 percent, which is lower than the national percentage, 12.4.

The City has a substantial number of households with an income of greater than \$100,000; indeed, 24.6 percent of households, 4,622 households, are above this figure. The percentage of households with incomes of less the \$35,000 is below the national figure, but still represents 28.1 percent of households. The City has a substantial number of households with an income of less than \$15,000; indeed, 9.7 percent of households, some 1,824 households, are below this figure.

The median income is that in which one-half of incomes are above and one-half are below the figure. HUD makes adjustments to these figures based upon family size for specific areas across the country. The 2014 Area Median Income (AMI) figure for a family of four in DeSoto, calculated by HUD, is \$67,900.

By HUD's definitions, 4,464 (33.8 %) of DeSoto households are in the low-income categories.

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

### Summary of Housing Needs

The following tables contain data provided by HUD after custom tabulations to obtain these figures, which are not available from the standard Census products. Though this data is somewhat out of date, it is only perspective into the specific topics shown below. Wherever possible, this report uses the 2013 American Community Survey data, which is the most current available.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	37,646	50,014	33%
Households	13,709	18,775	37%
Median Income	\$57,699.00	\$57,223.00	-1%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source Comments:** 2000 U.S. Census and 2009-2013 American Community Survey Five-year estimates

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,800	1,790	2,840	1,670	9,515
Small Family Households *	515	675	1,115	855	5,650
Large Family Households *	95	135	440	170	980
Household contains at least one person 62-74 years of age	455	475	680	275	1,675
Household contains at least one person age 75 or older	320	195	285	100	445
Households with one or more children 6 years old or younger *	230	330	515	335	1,270
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	20	0	20	0	0	4	20	24
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	0	0	0	4	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	0	0	4	14	30	25	105	0	160
Housing cost burden greater than 50% of income (and none of the above problems)	775	480	60	35	1,350	410	635	500	185	1,730

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	85	290	705	60	1,140	30	145	445	495	1,115
Zero/negative Income (and none of the above problems)	190	0	0	0	190	60	0	0	0	60

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	795	480	80	40	1,395	440	660	615	210	1,925
Having none of four housing problems	270	445	1,120	520	2,355	45	205	1,025	900	2,175
Household has negative income, but none of the other housing problems	190	0	0	0	190	60	0	0	0	60

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	240	265	270	775	110	370	420	900
Large Related	35	25	55	115	40	85	200	325
Elderly	375	295	175	845	170	210	265	645
Other	225	180	285	690	145	115	120	380
Total need by income	875	765	785	2,425	465	780	1,005	2,250

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	240	175	30	445	110	300	240	650
Large Related	35	0	10	45	20	85	50	155
Elderly	300	195	0	495	140	150	170	460
Other	215	110	20	345	145	100	45	290
Total need by income	790	480	60	1,330	415	635	505	1,555

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	14	0	0	4	18	20	25	25	4	74
Multiple, unrelated family households	0	0	0	0	0	10	0	80	0	90
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	14	0	0	4	18	30	25	105	4	164

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

According to the 2013 American Community Survey (ACS) data the City has a moderate percentage of persons living alone (5,303, which is 28.2%), and less than half of these numbers are elderly (1,708). Applying the 9.1 percent figure for the number of persons living in poverty to the figure for persons living alone means that 482 single persons may need assistance of whom 164 are seniors.

The HUD provided data shows that there are 2,305 Small Family Households in the 0 to 80 percent HAMFI categories. In addition, there are 775 elderly households in the 0-30% HAMFI range who could be in need of housing assistance and 670 elderly in the 30-50% HAMFI category as well. Applying the 28.2 percent figure for single person households in the City to this figure yields 407 single person households who could need housing assistance.

Table 10 above shows that there are 445 small related renter households and 495 elderly renter households with a severe cost burden (>50% of income). In addition there are another 775 small related renter households with a cost burden (>30% of income).

Among homeowners, there are 900 small related owners with a cost burden, and 645 elderly owner households with a cost burden. The situation is much the same for severe cost burden 650 small related households and 460 elderly households facing a cost burden greater than 50 percent of income.

The number of cost burdened households in each of the cases described are spread fairly evenly among the three income categories with the exception of severely cost burdened elderly households, where almost 60 percent of the households are in the extremely low-income group.

The statistics provided do not specifically identify single person households.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

We do not currently have data to address this issue. The City's Police Department is the lead agency in addressing the issues of domestic violence and sexual assault.

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

HUD has identified four housing problems, which are (1) overcrowding, (2) lack of complete kitchen, (3) lack of complete plumbing, and (4) cost burden. Overcrowding means that more than one person per room lives in a housing unit. The lack of complete kitchen or lack of plumbing are straightforward.

By HUD's definition, when households spend over 30 percent of their income on shelter they are "cost burdened," and when they spend over 50 percent of their income for shelter they are "severely cost burdened." Expenditures for shelter include rent or mortgage payments and utility costs.

There are 1,395 low-income renter households that report one or more of the housing problems, and 1,925 low-income owner household reporting one or more problems.

The most common housing problem is cost burden greater than 30 percent, especially among elderly renter households (34.8% of total), and small related homeowners (40.0% of total). Similar percentages apply to small related renter households with a cost burden greater than 50 percent of income, small related owner households and elderly owner households.

Overcrowding is not a significant concern in DeSoto.

Affordability is a key concern as noted in the overview (NA-05). According to the ACS statistics, overcrowding (more than one person per room in a housing unit) is not an issue, as less than one

percent of the units are overcrowded. The housing stock appears to be in fair condition overall with only 138 units lacking complete kitchens and 140 units lacking complete plumbing.

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

Please see the preceding response.

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

Low-income households at imminent risk of homelessness often have recently lost a job, seen their hours cut if still working, or have encountered a medical emergency, the effect of which is to cause them to spend any savings they might have and reduce or eliminate income. Such households may not have any support from friends or family, who may be in the same economic situation. Lacking education or skills, or facing medical situations, or lack of transportation, these persons cannot readily obtain new, better paying positions.

Households facing the termination of re-housing assistance are in a similar situation. In order to obtain a stable housing situation, they need full-time employment, affordable child care, affordable housing, and transportation. Access to healthcare, life skills training, and additional education and/or training are valuable, if not necessary, in most situations.

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

Persons at risk of homelessness are defined as individuals of families facing immediate eviction and who cannot relocate to another residence. Statistics on this population cannot be provided directly, but an examination of the data on overcrowding and upon cost burdened households provides some insight into the extent of the problem in DeSoto. Particular attention is accorded to households in the extremely low-income range as these represent the most stressed and vulnerable group.

The data indicate that there are 80 low-income renter households with overcrowding (more than 1.01 persons per room), or severe overcrowding (> 1.51 persons per room). The situation among owner households is not as difficult – there are 10 low-income Owner households with overcrowding or severe overcrowding. It is interesting to note that there are no overcrowded conditions reported among the extremely low- and very low-income categories.

However, the number of extremely low-income Renter households with severe cost burden is 665 and another 330 very low-income renter households face a severe cost burden. Extremely low-income Owner households facing a severe cost burden number 109, another 140 very low-income owner households, and 169 low-income owner households face a severe cost burden. The average household in DeSoto numbers 2.97 persons, so that 3,356 renters in the three low-income categories and 1,241 low-income owners could be on the edge of homelessness.

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

Lack of affordable housing, especially among extremely low- and very low-income renters, is the principal risk linked to housing instability in DeSoto. However, poor housing maintenance can result in housing violations or findings of inhabitable living conditions among rental properties can force renters into homelessness. The issue of code violations and habitability standards can affect homeowners as well, especially the elderly who do not have the resources to maintain their homes. Lack of accessibility features can force both homeowners and renters out of their living situations.

**Discussion**

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

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

### Introduction

HUD has identified four housing problems, which are (1) overcrowding, (2) lack of complete kitchen, (3) lack of complete plumbing, and (4) cost burden. Overcrowding means that more than one person per room lives in a housing unit.

The following tables show the number of households with disproportionately greater needs for all housing problems, severe housing problems, and cost burden. HUD defines disproportionate need as the “(housing) need for an income and racial category that is 10 percentage points higher than the income group as a whole”. This need is based upon the calculated proportion of a population group with the need, rather than the number of households.

Please note that in some instances the disproportionate need households are relatively small in number.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,350	200	250
White	355	65	10
Black / African American	805	130	190
Asian	10	0	0
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	80	0	20

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

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,575	215	0
White	255	125	0
Black / African American	1,140	90	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	170	4	0

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

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,845	995	0
White	220	350	0
Black / African American	1,410	475	0
Asian	0	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	210	160	0

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

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	805	865	0
White	100	300	0
Black / African American	640	465	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	100	0

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

Data 2007-2011 CHAS  
Source:

\*The four housing problems are:

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

**Discussion**

In the less than 30% AMI income category, Asian households report housing problems in excess of ten percent greater than the norm, as do Native American households with a negative income.

In the 30 to 50 percent of AMI income category, no group evidences a disproportionate need.

In the 50 to 80 percent AMI group, Native American households do have a disproportionate need.

However, it should be noted that the numbers of households are small, the largest group consisting of fifteen households.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

### Introduction

HUD has identified four housing problems, which are (1) overcrowding, (2) lack of complete kitchen, (3) lack of complete plumbing, and (4) cost burden. Overcrowding means that more than one person per room lives in a housing unit.

The following tables show the number of households with disproportionately greater needs for all housing problems, severe housing problems, and cost burden. HUD defines disproportionate need as the “(housing) need for an income and racial category that is 10 percentage points higher than the income group as a whole”. This need is based upon the calculated proportion of a population group with the need, rather than the number of households.

Please note that in some instances the disproportionate need households are relatively small in number.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,235	315	250
White	325	95	10
Black / African American	730	205	190
Asian	0	10	0
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	80	0	20

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,140	650	0
White	145	235	0
Black / African American	860	370	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	125	50	0

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

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	2,145	0
White	25	545	0
Black / African American	565	1,325	0
Asian	0	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	110	265	0

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

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

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

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	250	1,420	0
White	4	395	0
Black / African American	235	870	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	160	0

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

Data 2007-2011 CHAS  
Source:

\*The four severe housing problems are:

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

**Discussion**

In the less than 30% AMI income category, Hispanic households report housing problems in excess of ten percent greater than the norm, as do Native American households with a negative income.

In the 30 to 50 percent and the 50 to 80 percent of AMI income categories, no group of households reports a disproportionate percentage of housing problems.

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

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

### Introduction:

HUD has identified four housing problems, which are (1) overcrowding, (2) lack of complete kitchen, (3) lack of complete plumbing, and (4) cost burden. Overcrowding means that more than one person per room lives in a housing unit.

The following tables show the number of households with disproportionately greater needs for all housing problems, severe housing problems, and cost burden. HUD defines disproportionate need as the “(housing) need for an income and racial category that is 10 percentage points higher than the income group as a whole”. This need is based upon the calculated proportion of a population group with the need, rather than the number of households.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,365	2,375	3,115	250
White	2,990	655	490	10
Black / African American	6,225	2,935	2,380	190
Asian	120	20	0	0
American Indian, Alaska Native	25	4	0	15
Pacific Islander	0	0	0	0
Hispanic	790	280	195	20

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

Data 2007-2011 CHAS  
Source:

### Discussion:

In the less than 30 percent AMI income range, several groups have a disproportionate cost burden. These are Whites, African-Americans, Asians, Native Americans and Hispanics. Also, Native Americans with a negative income are also disproportionately cost burdened.

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

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

As shown in the preceding discussions, Native American households have greater housing problem and severe housing problem issues than the general population. Native American households in the lowest income range have a disproportionate cost burden. It should be noted that the numbers of households are relatively small.

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

The identified needs are the principal housing needs of these groups. The need for good paying jobs, training and educational opportunities, as well as a range of social support programs are imperative in order to improve neighborhood conditions.

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

The City of DeSoto is 68.9 percent African-American according to the 2013 ACS. The White population constitutes 26.4 percent of the population so that other racial groups comprise only 4.7 percent of the population.

## NA-35 Public Housing – 91.205(b)

### Introduction

DeSoto does not have any public housing units, though the City has three assisted affordable rental communities in the City: Primrose Park At Rolling Hills with 250 units, the Wintergreen Senior Apartments with 180 units, and Texas Kirnwood Apartments with 198 units. Financed with Low Income Housing Tax Credits, some units include some form of rental assistance to make rent more affordable for very low income families.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	3,662	0	3,613	0	0	0

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	11,834	0	11,696	0	0
Average length of stay	0	0	0	6	0	6	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	567	0	564	0	0
# of Disabled Families	0	0	0	778	0	765	0	0
# of Families requesting accessibility features	0	0	0	3,662	0	3,613	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	309	0	305	0	0	0
Black/African American	0	0	0	3,326	0	3,282	0	0	0
Asian	0	0	0	18	0	17	0	0	0
American Indian/Alaska Native	0	0	0	7	0	7	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

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

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	127	0	125	0	0	0
Not Hispanic	0	0	0	3,535	0	3,488	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

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

Data Source: PIC (PIH Information Center)

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

Not Applicable.

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

The figures above seem to represent the Dallas area, not DeSoto specifically.

The most immediate housing needs of Housing Choice Voucher Holders with respect to accessibility issues appear to be for additional accessible units. The increasing number of elderly and younger disabled persons creates additional need for accessible units.

In broader terms, these households often need jobs, improved job skills, and support services, such as access to day care, health care, and transportation to improve their employment situation and prospects.

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

These needs are similar to those faced by most low-income households in the City. However, these needs are often exacerbated by having fewer resources and lower- income levels than the population at large.

**Discussion**

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

### **Introduction:**

Homelessness and the prevention of homelessness are concerns in DeSoto. The homeless population in the region continues to increase because of high housing costs and for many, the slow recovery from the recession. However, the City will work with local and regional organizations to identify and meet the needs of homeless persons and those threatened with homelessness.

The needs of homeless persons are complex and require a wide range of specialized services. The City does not possess the resources to address this problem. The City continues to rely upon other entities and agencies to provide services such as housing, mental health counseling, employment training, and case work services. There are no emergency shelters in DeSoto, but shelters and a range of services are available in Dallas, Cedar Hill, Grapevine, and Fort Worth.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

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

Data Not Available

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

Data Not Available

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

Data Not Available

**Discussion:**

Data from HUD is not available, but, as noted, homelessness is not prevalent in DeSoto.

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

### **Introduction:**

Certain population groups require supportive services and/or supportive housing, either on a permanent basis, or on a temporary basis. Many special needs populations are very low-income households (below 50% of Median Family Income) because they are not able to work or can only work on a part-time basis. Special population groups include the elderly and frail elderly, the physically and developmentally disabled, severely mentally ill persons, and those with substance abuse issues.

Many disabled individuals rely on Supplemental Security Income (SSI) for financial support. SSI provides income support to persons 65 years and over, the blind, and also the disabled. Since many disabled persons have limited incomes, finding affordable and accessible housing is often a serious challenge. Even when new affordable rental housing is developed, the rental rates for the housing units are often too high for many disabled persons.

In addition, these persons often require various types of special assistance, program activities to enhance their quality of life, and respite care for their caregivers. Support for municipal programs as well as assistance to not-for-profit organizations is necessary for the implementation of these types of activities.

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

HUD has identified special needs populations and has provided data on several of these through the data. However, detailed information on some special needs populations is often not available from census or HUD data sources. This document has used information from reliable sources or calculations from entities such as ARC (for the developmentally disabled), the National Institutes of Mental Health, or the National Institute of Alcohol and Alcohol Abuse to estimate the numbers of persons in those categories. Where possible, figures from reliable local sources are used to support these analyses.

While the City's resources are not sufficient to address the needs of all these groups, the City is committed to supporting other entities in their efforts to provide needed resources.

At this time, as a new entitlement community, the City will develop relationships with community service organizations, not-for-profit service providers, housing developers, and other state and regional agencies to determine how the City can best assist in providing needed resources to the special needs population.

The housing and supportive needs of these populations were noted in the preceding discussion. These needs were determined from discussions with practitioners in the respective fields and a review of pertinent literature.

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

### The Elderly and Frail Elderly

HUD defines the elderly as persons 62 and over. However, the ACS data provides data uses 65 as a break point. This analysis will use the Census break point of 65 in defining and discussing the elderly. ACS data show that persons 65 and over, number 6,220 and constitute 12.4 percent of the total population of DeSoto in the 2013 ACS. There are 2,661 frail elderly (75 and older) in DeSoto, and they are 0.9 percent of the total population.

The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, and types of fixtures and amenities), and on the basis of the cost burden they bear for housing and the fact that most are limited by fixed incomes. The Frail Elderly may need additional assistance to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures.

### Persons with Disabilities

The 2013 figures for disability indicate that 11.5 percent of the City's population has some disability. This represents 5,688 persons. This percentage is below the national figure of 12.1 percent. Information about specific types of disability is not available from the Census data.

### The Developmentally Disabled

The Association for Retarded Citizens (ARC) indicates that the base definition of developmentally disabled is an IQ score less than 70. ARC indicates that the nationally accepted percentage of the population that can be categorized as developmentally disabled is two and one-half to three percent of the population. By this calculation, there are an estimated 1,250 developmentally disabled persons in DeSoto.

The preferred housing options for the developmentally disabled are those that present a choice and integrate them into the community. This includes supervised apartments, supported living, skilled development homes, and family care homes.

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

The US Center for Disease Control estimates that 0.3 percent of the US population currently lives with HIV/AIDS, and that 15.8 percent of those infected are not aware of their infection. Applying the 0.3 percent figure to DeSoto would indicate that 150 persons in Irving are affected.

Figures from the Texas Department of State Health Services indicate that there are 14,208 people living with HIV in Dallas County, and that in 2012, there were 781 cases of HIV/Aids diagnosed.

Persons with HIV/AIDS face a number of housing barriers, including discrimination, housing availability, transportation and housing affordability. The co-occurrence of other special needs problems with HIV/AIDS can make some individuals even more difficult to house. Substance abuse is a difficult issue and the incidence of mental illness among the HIV/AIDS community is also high.

### **Discussion:**

#### The Physically Disabled

The number of persons under the age of 18 with disabilities is 468, while the number of persons aged 18 to 64 with disabilities is 3,188, or 10.3 percent of the persons in that age group. The number of persons 65 and over with disabilities is 2,014 or 34.5 percent of that age group. These figures, based upon the Census Bureau definition of disability, include a wide range of disabilities and a precise figure for persons with physical disabilities is difficult to determine.

However, deducting the number of developmentally disabled persons from the census figure for disabled persons gives an approximate figure of 4,438 persons who may be physically disabled.

Persons with physical disabilities may require assistance with daily living, and additional requirements for their housing including, for example, special types of kitchen and bathroom fixtures and special fire alarms.

#### Persons with Alcohol and Drug Dependencies

The City has no direct data upon which to reliably estimate the number of persons with alcohol/other drug addiction problems. However, various organizations and bodies have supplied figures on this topic from a national perspective.

The National Institute of Alcohol Abuse and Alcoholism estimates that 16 to 17 percent of the male population over the age of 18 have a drinking problem and that six percent of women over the age of 18 have this problem. These estimates mean that in DeSoto an estimated 2,643 males and 1,249 women are in need of supportive services for alcohol alone.

According to the 2012 *National Survey on Drug Use and Health (NSDUH)*, conducted by the Substance Abuse and Mental Health Services Administration (SAMHSA), an estimated 23.9 million Americans in 2012 had substance dependence or abuse (9.2 percent of the total population aged 12 or older). Applying these statistics to DeSoto's population, approximately 3,728 persons aged 12 and older had substance dependence or abuse in 2012.

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

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

The **primary objective** of the City’s non-housing community development activities will be the provision of a suitable living environment and the provision of services for low- and moderate-income persons. This definition includes a wide range of programs and activities, focusing on housing conditions and infrastructure improvements. The City possesses a number of relatively new public facilities and parks. The City does not have a pressing need or the resources for the development of new public facilities.

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

Non-housing Community Development needs and priorities were identified in the course of preparing this Consolidated Plan through the input of community leaders, citizen participation, and requests and ideas from service providers and public agencies. These inputs were provided in meetings and public hearings, as well as the online survey, described in the public participation section of this Plan.

Further, the Community Development Department is in contact with County and State departments and agencies that often raise issues and concerns or make requests about improvements or conditions in the low/mod neighborhoods.

The City will consider the many and varied needs, and the funding and project selection process will reflect the input and weighing of needs and requests in light of the overall objective.

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

The City has been active in developing and maintaining public improvements in light of the many needs of the City and the limited resources available. Public Improvements and Infrastructure receive a High ranking here because they are a means to make significant improvements in the quality of life in the distressed neighborhoods. With proper planning and coordination the City can leverage CDBG funds with both the State and other federal programs to provide the funds needed for these projects.

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

Public Improvement needs and priorities were identified through the input of community leaders, citizen participation, and requests and ideas from service providers and public agencies. These inputs were provided in the meetings and public hearings, as well as staff input. Information from County and State departments and agencies helps to leverage resources and coordinate efforts for improvements in the low/mod neighborhoods.

The City will consider the many and varied needs, and the funding and project selection process will reflect the input and weighing of needs and requests in light of the overall objective.

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

The City wishes to do all that it can to improve the quality of life for its most vulnerable low- and moderate-income populations, including the elderly, the disabled, and the homeless. As noted in the meeting, interviews, hearings, and the survey, there is a need for programs and assistance, and several persons emphasized programs to assist victims of domestic violence and transportation issues.

However, such programs will not be supported in Year One until the proper mechanisms are in place, and the City has developed a pool of interested and capable organizations and agencies.

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

Discussions at the Public Hearings and in the meeting noted the wide range of needs for different segments of the population and relatively small amount of funds to work with. Leveraging of resources was a common theme in many of the meetings, but even with that it was difficult for the groups to determine priorities.

As a new entitlement community, the City does not yet possess the network of contacts or the administrative apparatus and methodology to solicit and evaluate applications and monitor projects from community development entities. The necessary policies and procedures, as well as the establishment of the necessary knowledge about these providers will be developed over the next year or two.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Population growth follows job growth and the demand for housing will be influenced by the location, type, and wage levels of the City. The affordability component of housing demand, however, is based upon local wages and salaries that are translated into household incomes. The availability of an existing supply of various housing types and price levels must be maintained to meet the housing demand of the variety of occupations that comprise the local economic base.

Just as the City's population has grown, so has the size of the City's labor force according to Bureau of Labor Statistics figures. The average size of the workforce was 25,779 in 2010, 26,324 in 2011, and 26,459 in 2012, and was 26,747 in 2013. The workforce size declined slightly to 27,417 in 2014, and is presently at 27,400 as of March 2015, the latest available data. The average number of persons employed also grew and the number of persons unemployed declined, dropping from 2,449 (9.5%) in 2010 to 1,787 (6.5%) in 2014, and currently 1,467 persons (5.4%) are unemployed. These figures reflect the strong job growth that Texas has experienced in the past several years.

The implication for the housing market is that the combination of population growth and employment growth create an increased demand for housing. This in turn serves to drive housing costs upward. However, as will be seen below, this will have a negative impact on the City's low-income households, many of whom are renters. These households in particular will be forced to pay more for the limited supply of rental units.

The following market analysis will demonstrate that low incomes and limited job opportunities for "living wage" jobs keep household incomes low in the face of increasing rents. As noted in the Needs Assessment, DeSoto, like the rest of the nation, has seen stagnant income levels over the past decade, so that even those working in "good" jobs are losing ground financially. The rent figures continue to increase as the population grows and the supply of units remains stable. At the same time, demands for increased down payment and stricter lending criteria keep many households from purchasing homes, which also increases the pressure on the rental market.

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

### Introduction

A basic premise of all housing markets is that there should be a spectrum of housing choices and opportunities for residents. This concept recognizes that housing choice and needs differ in most communities because of factors such as employment mix, household income, the age of the population, proximity to employment, and personal preference. Local housing markets and labor markets are linked to one another, and local housing markets provide choices and opportunities for current and future workers.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,275	74%
1-unit, attached structure	531	3%
2-4 units	600	3%
5-19 units	2,173	11%
20 or more units	1,286	7%
Mobile Home, boat, RV, van, etc	392	2%
<b>Total</b>	<b>19,257</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	16		31	1%
1 bedroom	0	0%	1,741	33%
2 bedrooms	381	3%	1,775	34%
3 or more bedrooms	11,933	97%	1,743	33%
<b>Total</b>	<b>12,330</b>	<b>100%</b>	<b>5,290</b>	<b>101%</b>

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

DeSoto does not have any public housing units, though the City has three assisted affordable rental communities in the City: Primrose Park At Rolling Hills with 250 units, the Wintergreen Senior Apartments with 180 units, and Texas Kirnwood Apartments with 198 units. Financed with Low Income

Housing Tax Credits, some units include some form of rental assistance to make rent more affordable for very low income families.

This housing is intended for low- and moderate-income households, based upon HUD's income limits calculations for the Dallas County, Texas Metropolitan Statistical Area.

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

The City does not expect to lose any affordable housing units.

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

Based upon the data from the 2013 American Community Survey, there appears to be a match between the housing supply and the housing need. Housing in DeSoto differs somewhat from the national norm in terms of the types of structures. Nationally, over 60.0 percent of structures are one-unit structures and the percentage of multi-unit structures is around 40.0 percent. In DeSoto three-quarters of structures are one-unit structures, and only 21.4 percent are multi-unit (5 or more units) structures, compared to the national figure of 24.4 percent. Thus, there may be shortage of rental units.

However, nationally, approximately 65% of units are owner-occupied, while 35% are renter-occupied. DeSoto's tenure figures are close to these national figures – 66.3% owner-occupied and 33.7% renter-occupied.

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

Thus, the supply of units in terms of size would seem to be slightly out of balance with the market need, so there might be an overall shortage of rental units. However, the tenure pattern in the City indicates that there may be a supply of one-unit structures that are rentals. More important, affordability is another issue which will be discussed in the next section.

**Discussion**

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

### Introduction

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	110,600	142,300	29%
Median Contract Rent	591	750	27%

Table 29 – Cost of Housing

Data Source Comments: 2000 U.S. Census, 2009-2014 American Community Survey 5-year estimates

Rent Paid	Number	%
Less than \$500	908	17.2%
\$500-999	3,167	59.9%
\$1,000-1,499	1,131	21.4%
\$1,500-1,999	51	1.0%
\$2,000 or more	33	0.6%
<b>Total</b>	<b>5,290</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	345	No Data
50% HAMFI	950	880
80% HAMFI	3,640	2,790
100% HAMFI	No Data	4,184
<b>Total</b>	<b>4,935</b>	<b>7,854</b>

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	607	728	921	1,229	1,484
High HOME Rent	616	660	792	915	1,021
Low HOME Rent	799	857	1,031	1,182	1,299

**Table 32 – Monthly Rent**

Data Source Comments: HUD FMR and HOME Rents

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

No, affordability is a critical issue for low- and moderate-income households.

The recent ACS figures are telling. The median rent in DeSoto was \$918 in 2013, which was slightly higher than the national median rent of \$902. Despite the apparent equality of rents, the impact of this level of expense is that **53.9 percent of renter households** spent 30.0 percent or more of their income for shelter, a figure that places them in the “cost burdened” or “severely cost burdened” category.

Homeownership is very difficult for low-income households as an affordability gaps exists for extremely low-, very low-, and low-income households. However, such affordability gaps are fairly normal as ownership opportunities within these lower income levels is cost prohibitive. Even for moderate-income households, ownership is very difficult. A household at the area median household income of \$70,400 can afford a home costing \$176,000 according to the standard 2.5:1 median home value-to-median household income ratio. As the average sale price for a home in the Dallas area in February of 2015 was \$277,900, according to figures from the Texas A&M University Real Estate Center, homeownership is all but impossible until a household earns at least \$111,000.

These income and housing figures mean that it is more difficult for many households to meet monthly expenses, especially when housing costs more than 30% of their income, more difficult to save for a down payment for a home, and more difficult to qualify for a mortgage to purchase home, especially in light the current tight lending market.

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

The situation is most likely to worsen as the housing market continues to improve. The limited supply of rental units affordable to low-income residents means that competition for these units will enable landlords to increase rents, even for units in poor condition. At the same time ownership is increasingly difficult as prices increase and mortgage requirements are stringent.

The City faces a number of problems in providing a sufficient supply of affordable housing. As noted, low incomes and limited job opportunities for “living wage” jobs keep household incomes low in the face of increasing rents. It should also be noted that DeSoto, like the rest of the nation, has seen stagnant income levels over the past decade, so that even those working in “good” jobs are losing ground financially. The rent figures continue to increase as the population grows and the supply of rental units remains stable in light of limited new construction. At the same time, demands for increased down payment and stricter lending criteria keep many households from purchasing homes, which also increases the pressure on the rental market.

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

The HOME rent data show differences between the HOME rent limits and the Fair Market Rents. Though the High Rent limits track Fair Market Rents for smaller units, there are significant differences for the larger units. The HOME Low Rents are not competitive with Market Rents except for the efficiency units. Thus, property owners are not likely to accept the HOME low limits and may not accept the high limits for the larger units. The City must do what it can to 1) preserve and expand the supply of affordable housing, both rental and owner, 2) to assist very low-, low-, and moderate-income owners/occupants in keeping their homes up to an acceptable standard so they can stay in their homes.

**Discussion**

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

### **Introduction**

In the decade between 2000 and 2010 almost 5,800 housing units were built in DeSoto, 28.4 percent of the City's current total. It should be noted, however, that according to ACS data, construction after 2010 has been modest. Approximately 9,349 units (46.0% of the total) were constructed in the decades between 1980 and 1999. Because of this surge in growth, the median age for housing units in DeSoto is approximately 1985.

### **Definitions**

Substandard condition refers to a dwelling unit that does not meet acceptable conditions per the City's Building Code and is structurally in need of significant renovation or rehabilitation, or in worst cases, demolition/condemnation. Substandard condition but suitable for rehabilitation means a structure is in poor condition and may have one or more housing code violations, however it is financially and physically feasible to rehabilitate it and return it to a condition that satisfies City code. This definition does not include units that require only minor cosmetic work or maintenance work.

HUD has identified four housing problems, which are 1) overcrowding, 2) lacks complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding means that there is more than one person per room living in a housing unit. The lack of complete kitchen or lack of plumbing is self-apparent.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (extent of housing overcrowding). The U.S. Census defines "complete plumbing facilities" to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,364	35%	2,693	51%
With two selected Conditions	166	0%	16	0%
With three selected Conditions	0	0%	19	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,800	63%	2,562	48%
<b>Total</b>	<b>12,330</b>	<b>98%</b>	<b>5,290</b>	<b>99%</b>

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,251	26%	1,745	33%
1980-1999	5,593	45%	2,402	45%
1950-1979	3,328	27%	1,097	21%
Before 1950	158	1%	46	1%
<b>Total</b>	<b>12,330</b>	<b>99%</b>	<b>5,290</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,486	28%	1,143	22%
Housing Units build before 1980 with children present	1,475	12%	610	12%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

## **Need for Owner and Rental Rehabilitation**

While the City's housing stock is young overall, a significant number of units (approximately 5,174) are over thirty-five years old, and the need for maintenance and rehabilitation is increasing.

Though the condition of the housing stock in DeSoto is considered to be fair for the most part, 40.0 percent of renter occupied and 24.0 percent of owner-occupied units report problems with housing Conditions. Housing problems are scattered throughout the City, though it appears that the older neighborhoods require substantial efforts.

According to the ACS data, there are 138 units in the City that lack a complete kitchen, and 140 units lack complete plumbing. These units represent 1.4 percent of the City's occupied housing units.

The need for owner and rental rehabilitation is present and growing.

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

In DeSoto, the 2013 ACS indicated that there were 20,308 housing units. Studies have shown that the lead-based paint hazard lessens with newer construction. That is, a unit constructed between 1960 and 1979 has a 62 percent chance of having this hazard; units built from 1940 to 1959 have an eighty (80) percent chance; units built prior to 1940 have a ninety (90) percent chance. Using this formula, the City has approximately 3,322 housing units with the presence of lead-based paint in them. Assuming that fifty percent of housing units have children present, then there are approximately 1,661 housing units with the presence of lead-based paint and children.

However, the figures from Table 34 indicate that there are 1,475 owner-occupied units built before 1980 with children present and 610 renter-occupied units built before 1980 with children present.

## **Discussion**

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

### Introduction

DeSoto does not have any public housing units, though the City has three assisted affordable rental communities in the City: Primrose Park At Rolling Hills with 250 units, the Wintergreen Senior Apartments with 180 units, and Texas Kirnwood Apartments with 198 units. Financed with Low Income Housing Tax Credits, some units include some form of rental assistance to make rent more affordable for very low income families.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				3,813			0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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

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

Not Applicable

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
N/A	0

Table 38 - Public Housing Condition

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

Not Applicable

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

Not Applicable

**Discussion:**

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

### Introduction

The needs of homeless persons are complex and require a wide range of specialized services. The City does not possess the resources to address this problem. The City continues to rely upon other entities and agencies to provide services such as housing, mental health counseling, employment training, and case work services. There are no emergency shelters in DeSoto, but shelters and a range of services are available in Dallas, Cedar Hill, Grapevine, and Fort Worth.

### Facilities and Housing Targeted to Homeless Households

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

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

Data Source Comments:

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

The City has no services to provide assistance to the homeless.

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

As noted in the preceding response, the City possesses limited services for the homeless. However, the Metro Dallas Homeless Alliance includes a number of organizations and agencies that provide food, clothing, financial assistance, healthcare and transportation assistance. These include State and county agencies, and private sector organizations.

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

### **Introduction**

The City currently does not have facilities and services to assist persons and families with special needs. As discussed above, this assistance is provided by State and County agencies, and private sector organizations. These organizations provide financial assistance, counseling, meals and food, and other aid.

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

Please see NA-45 for a description of these populations and their needs.

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

Neither the City nor any of the organizations mentioned above are involved in supportive housing for discharged persons.

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

The City will consider pursuing activities to address the housing and supportive service needs of persons who are not homeless, but have other special needs. However, at this time, the City does not have the procedures, policies or mechanisms in place to assist organizations providing these types of services.

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

Not Applicable

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

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

The most important impediment to affordable housing revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor.

Despite the recent downturn in the housing market nationally, and despite relatively low prices in DeSoto, housing prices, both purchase and rental, remain relatively high for lower income households.

The City has addressed its zoning and land use regulations in an attempt to make them as equitable and open as possible. Development standards, though they sometimes add costs to construction or rehabilitation, are necessary for the safety and health of residents. Efforts have been made to streamline and facilitate the permitting process locally.

The primary means to address this issue in DeSoto will be a housing rehabilitation program (and an emergency repair program) for owner properties in order to keep persons in their homes. The City will explore the idea of providing rental assistance, though this may not be possible given the limited resources available. The City will encourage efforts to develop affordable housing projects using incentives and tax credit programs. These efforts will be limited because of the amount of funds available and the many competing needs.

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

### Introduction

The City has a number of needs in order to support economic development, which is critical to the growth of a strong and diverse that creates job opportunities for all residents. As noted in the Housing Needs Assessment and the Housing Market Analysis, good, well-paying jobs are the means to secure economic stability and obtain decent housing. The City's economic development needs center upon obtaining new jobs and providing the workforce to support a wide range of jobs. Education and job training (and retraining) are crucial to having a competitive workforce.

### Economic Development Market Analysis - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	49	5	0	0	0
Arts, Entertainment, Accommodations	1,547	1,008	11	11	0
Construction	526	529	4	6	2
Education and Health Care Services	3,167	3,643	22	39	17
Finance, Insurance, and Real Estate	1,801	503	12	5	-7
Information	564	162	4	2	-2
Manufacturing	1,282	423	9	5	-4
Other Services	452	250	3	3	0
Professional, Scientific, Management Services	1,250	370	9	4	-5
Public Administration	0	0	0	0	0
Retail Trade	1,902	1,336	13	14	1
Transportation and Warehousing	1,067	243	7	3	-4
Wholesale Trade	907	811	6	9	3
Total	14,514	9,283	--	--	--

**Table 40 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	24,617
Civilian Employed Population 16 years and over	22,687
Unemployment Rate	7.84
Unemployment Rate for Ages 16-24	18.93
Unemployment Rate for Ages 25-65	4.86

**Table 41 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	5,016
Farming, fisheries and forestry occupations	1,293
Service	1,726
Sales and office	6,677
Construction, extraction, maintenance and repair	1,030
Production, transportation and material moving	1,109

**Table 42 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,662	45%
30-59 Minutes	10,060	46%
60 or More Minutes	1,972	9%
<b>Total</b>	<b>21,694</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2007-2011 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	733	34	537
High school graduate (includes equivalency)	4,015	556	1,812
Some college or Associate's degree	8,516	400	1,812
Bachelor's degree or higher	6,491	276	824

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

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	132	86	223	106	401
9th to 12th grade, no diploma	591	195	200	494	541
High school graduate, GED, or alternative	1,041	1,098	1,924	3,361	1,641
Some college, no degree	1,529	1,223	3,111	4,134	1,191
Associate's degree	59	358	793	1,120	334
Bachelor's degree	189	833	1,590	2,935	788
Graduate or professional degree	15	281	449	1,559	553

**Table 45 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,417
High school graduate (includes equivalency)	33,647
Some college or Associate's degree	40,952
Bachelor's degree	50,970
Graduate or professional degree	63,674

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

Data Source: 2007-2011 ACS

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

According to the data in the tables above, the leading employment sectors in DeSoto are 1) Education and Health Care Services; 2) Retail Trade; 3) Finance, Insurance and Real Estate; 4) Arts, Entertainment and Accommodations; 5) Manufacturing; and 6) Professional, Scientific and Management Services.

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

The greatest need for the City in terms of economic development is the creation or attraction of new jobs that pay a living wage for City residents. However, these jobs can only be created if there is an adequate, trained workforce in place to fill them.

The earnings figures in Table 45 show what is commonly known - that the higher one's level of education, the greater one's earnings. In DeSoto the educational attainment level of many residents is high as shown in Table 44 – only 2,027 persons in the working age cohorts (18 - 65) have less than a high school diploma.

Thus, the City does offer an educated workforce for new and expanding businesses. However, the unemployment rate among those 16 to 24 is very high and these persons, as well as those lacking a high school diploma, could benefit from job training programs.

The City's infrastructure needs for business are very modest, as much of the commercial and retail development in the City is relatively new.

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

Skilled labor and workforce development continues to be a need in this community where manufacturing (i.e. logistics, warehousing and e-commerce) is the leading industry. The Economic Development Corporation continues to partner with the local community college, technical institutions, local universities and a Small Business Development Center to address that demand.

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

Though the City has an abundant, overall well-educated and growing labor force, the educational and training level of many of the City's low- and moderate-income residents do not match the needs of many of today's industries and businesses.

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

Workforce development in DeSoto is coordinated and implemented by the Dallas County Community College District (DCCCD) and Workforce Solutions Greater Dallas. DCCCD opportunities include: basic skills, GED preparation, and skills enhancement. Workforce facilitates employer access to qualified employees, as well as provides job training, workplace education, child care and educational assistance.

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

Yes

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

Yes, DeSoto does participate in CEDS and regularly convene at NTCOG for quarterly meetings with a vast majority of local municipalities that cover North Texas.

**Discussion**

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

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

Cost burden and severe cost burden represent the most prevalent housing problem in DeSoto. Over 33 percent of the City's households are in the three lowest HUD income categories and face difficulties in obtaining affordable housing. Small related households, other households and elderly households report housing problems, primarily cost burden. Though for the most part these populations are concentrated in the City's low/mod Census Tracts, it may be reasonably asserted that households with multiple housing problems are not concentrated in any particular area. The City's low/mod Census Tracts are in need of reinvestment through owner and rental housing rehabilitation.

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

The City of DeSoto is 68.9 percent African-American according to the 2013 ACS. The White population constitutes 26.4 percent of the population so that other racial groups comprise only 4.7 percent of the population.

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

The low/mod areas of the City, in general, are characterized by older housing, often in need of repair or renovation. Single-family owner units are available at relatively low prices, but the market is weak because of the need for extensive and expensive renovation in many of the structures, as well as stricter loan standards and higher down payment requirements that limit the number of potential buyers. More affluent buyers will tend to favor newer construction in other neighborhoods.

The rental market in these neighborhoods is strong in the face of increased demand, especially for more modern or better kept buildings. Rents tend to increase, even for poorer buildings, exacerbating the cost burden issue for low-income households.

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

The City has a growing population and workforce and hopefully can provide workers with the skills needed for the types of jobs coming to and expanding in DeSoto.

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

As a new entitlement community, the City is working with the following departments and programs in a collaborative effort to identify opportunities and to provide improvements, information and services to

low income neighborhoods: Administration, Code Enforcement, Engineering, Public Safety, and Public Works.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The key aspects of the Strategic Plan are as follows:

The target areas in the City are those which have the highest levels of poverty and greatest need for infrastructure improvements, housing rehabilitation, and services.

The highest priority needs for these target areas and the city's low/mod population are: Public Improvements and Infrastructure, Public Facility Improvements, Homeowner Repair, and Public Service programs

Market conditions, especially increasing rental costs, low incomes, and stagnant wages create the needs for the rental programs, while high down payment requirements and stringent loan standards create a need for home buyer assistance programs.

The City's resources from federal, state, and local sources are limited and expected to remain the same in the coming years, which will diminish the amount available even with modest inflation. The City is working to find sources and organizations to leverage these dollars.

As a new entitlement community the City does not have a complete institutional delivery system in place. However, the City does have contacts with many organizations and agencies and will work to enhance its outreach and information efforts; to make its project selection process transparent; and to ensure coordination, collaboration, and information sharing among the various entities responsible for program delivery.

The program goals, as described in detail below, address the objectives of providing affordable housing, a suitable living environment, preventing homelessness, and providing needed services and programs.

The City has identified a number of barriers to affordable housing including the high cost of housing (both rental and owner) relative to income and stringent mortgage criteria.

The City's homelessness strategy will be an approach that emphasizes homelessness prevention, immediate assistance and re-housing to those who do become homeless; and support for persons and families as they transition to economic and housing stability.

The City's anti-poverty strategy will be part of a coordinated effort to create jobs and improve the local economy. The creation of economic opportunities is not an isolated solution to alleviating poverty, and the City will work with community partners to identify educational, life skills and training needs, and

provide opportunities for self-empowerment that will enable low- and moderate-income residents to become and continue to be self-sufficient and economically independent.

The City of DeSoto will develop and implement a set of procedures to monitor all of its federal activities, programs, and projects and to ensure long-term compliance with applicable program requirements and comprehensive planning.

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

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Low-mod areas
	<b>Area Type:</b>	Low and moderate income areas
	<b>Other Target Area Description:</b>	Low and moderate income areas
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Benefits LMC residents
	<b>Other Target Area Description:</b>	Benefits LMC residents
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

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

Not Applicable

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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Public Improvements/Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Low and moderate income areas
	<b>Associated Goals</b>	Program Administration Public Improvements/Infrastructure
	<b>Description</b>	Suitable Living Environment Improve Quality of Life ADA Compliance
	<b>Basis for Relative Priority</b>	These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of public meetings, focus group discussions, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.
2	<b>Priority Need Name</b>	Provide Affordable Housing Opportunities, includin
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Low and moderate income areas

	<b>Associated Goals</b>	Program Administration Affordable Housing Opportunities
	<b>Description</b>	Affordable Housing Homeless Prevention
	<b>Basis for Relative Priority</b>	These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of public meetings, focus group discussions, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.
3	<b>Priority Need Name</b>	Public Service Programs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low and moderate income areas
	<b>Associated Goals</b>	Program Administration Public Service Programs
	<b>Description</b>	Suitable Living Environment Provide Services

	<b>Basis for Relative Priority</b>	These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of public meetings, focus group discussions, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.
4	<b>Priority Need Name</b>	Economic Development, including job training
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Low and moderate income areas
	<b>Associated Goals</b>	Program Administration Economic Development
	<b>Description</b>	Increase employment opportunities Strengthen local economy Develop new businesses
	<b>Basis for Relative Priority</b>	These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of public meetings, focus group discussions, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.
5	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low and moderate income areas
	<b>Associated Goals</b>	Program Administration Public Facilities
	<b>Description</b>	Neighborhood Revitalization Improve Quality of Life Means to provide services
	<b>Basis for Relative Priority</b>	These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of public meetings, focus group discussions, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.
6	<b>Priority Need Name</b>	Homeless Activities, including Homeless Prevention
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	Low and moderate income areas
	<b>Associated Goals</b>	Program Administration Homeless Activities
	<b>Description</b>	Affordable housing Homeless prevention Services for at-risk populations Suitable Living Environment
	<b>Basis for Relative Priority</b>	These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of public meetings, focus group discussions, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.
<b>7</b>	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
<b>Geographic Areas Affected</b>	Benefits LMC residents
<b>Associated Goals</b>	Program Administration Fair Housing
<b>Description</b>	Fair Housing
<b>Basis for Relative Priority</b>	These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of public meetings, focus group discussions, and Public Hearing discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.

**Narrative (Optional)**

The needs in the City are numerous and varied. The principal needs are: 1) public improvements to improve neighborhoods, 2) code enforcement and housing rehabilitation for both owner and renter units, 3) public facility improvements to meet ADA compliance requirements, and 4) programs in support of specific objectives.

Public Improvements and Infrastructure receive a High ranking here because they are a means to make significant improvements in the quality of life in the distressed neighborhoods. With proper planning

and coordination the City can leverage CDBG funds with both the State and other federal programs to provide the funds needed for these projects.

The City believes that rehabilitation of both rental and owner housing units is a High priority, as these efforts keep people in affordable housing and, especially for extremely low-income and elderly homeowners may serve to prevent homelessness. The City will focus on multiple efforts including homeowner repair to provide affordable housing and in many instances prevent homelessness.

While the City supports programs for affordable homeownership, the opportunities for homeownership among the City's low-income residents are limited by the poor economy, job uncertainty, strict lending criteria and significant down payment requirements.

The need for a wide range of services, including programs for seniors and youth, victims of domestic violence, feeding programs, and child care, is present in these areas. However, the City must develop the necessary policies, procedures and capacity to receive applications, make selections, and monitor activities before undertaking projects in this area.

Economic Development receives a Low ranking as funding for economic development projects or programs has not been possible in light of other, pressing needs, and the existence of other programs funded from others sources.

Public Facilities receives a High ranking. Spending in this area makes it possible to have good, well located facilities to provide services and have community activities.

Homeless activities receives a Low ranking as the problem is not widespread in the City and services and assistance are available.

Fair Housing is a concern nationwide, and therefore receives a High ranking.

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to the Housing Needs Assessment and the Housing Market Study the greatest housing problem in the City is cost burden, and many of the households in the lowest income categories are severely cost burdened. Rental assistance thus ranks very high among program strategies, but in light of the limited resources and other pressing needs, the City will not pursue such a program. Rents are expected to continue to increase, causing the number of cost burdened households to grow.
TBRA for Non-Homeless Special Needs	Rental assistance for the non-homeless special needs group should focus on the elderly and extremely low-income small households as these are the two groups that emerged as most vulnerable both from the analysis of data and from discussion in the public meetings. However, as noted above, the City does not have the resources to implement such a program.
New Unit Production	Because of the weak housing market and limited resources, the City will not allocate resources to the production of affordable rental units.
Rehabilitation	Rehabilitation of both owner and renter units in the City's low income areas is a High priority as part of the effort to keep households in affordable housing.
Acquisition, including preservation	Because of the limited funds available, the City will not emphasize the acquisition and rehabilitation of rental units.

**Table 49 – Influence of Market Conditions**

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

**Introduction**

The City is faced with the difficult task of meeting increasing needs with limited resources.

The figures shown below in the table are estimates. First year figures are based upon the known HUD allocation. The figure for “Expected Amount Available Remainder of ConPlan” multiplies the current figures by four to arrive at an estimate for the remainder of the ConPlan.

**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	229,684	0	0	229,684	0	

**Table 50 - Anticipated Resources**

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

The City will seek to cultivate funding partners who can match the City's investment of CDBG funds. The City administration recognizes that the City's annual entitlement and formula allocations are not sufficient to meet all of its needs. Additional funds need to be raised to insure that more affordable housing is available for those in need.

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

Not Applicable

**Discussion**

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
De Soto Independent School District	Government	public services	Other
City of De Soto Engineering	Government	public services	Other
City of De Soto Code Enforcement	Government	Ownership Public Housing Rental	Other
De Soto Housing Finance Corporation	Government	Ownership	Other

**Table 51 - Institutional Delivery Structure**

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

As a participant in the Dallas County CDBG program, the City has developed relationships and contacts with a number of service providers, not-for-profit organizations, housing developers and lenders, and agencies at the state, regional and local levels. The Administration Department understands its role in the delivery system and will work to develop and formalize an organized and effective delivery system including as many of the entities responsible for program delivery as possible.

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

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

**Table 52 - Homeless Prevention Services Summary**

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

The institutional structure for the homeless is described in NA-40, MA-30 and SP-60.

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

As noted, there currently is no service delivery system as such for these populations. The City and local organizations rely upon services provided by other, area organizations.

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

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Low-mod areas Citywide	Public Improvements/Infrastructure Provide Affordable Housing Opportunities, includin Public Service Programs Economic Development, including job training Public Facilities Homeless Activities, including Homeless Prevention Fair Housing	CDBG: \$43,830	Other: 2 Other
2	Public Improvements/Infrastructure	2015	2019	Non-Housing Community Development	Low-mod areas	Public Improvements/Infrastructure	CDBG: \$118,121	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
3	Affordable Housing Opportunities	2015	2019	Affordable Housing	Low-mod areas Citywide	Provide Affordable Housing Opportunities, includin	CDBG: \$67,733	Housing Code Enforcement/Foreclosed Property Care: 1000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Service Programs	2015	2019	Non-Homeless Special Needs	Low-mod areas Citywide	Public Service Programs	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
5	Economic Development	2015	2019	Non-Housing Community Development	Low-mod areas	Economic Development, including job training	CDBG: \$0	Jobs created/retained: 0 Jobs
6	Public Facilities	2015	2019	Non-Housing Community Development	Low-mod areas	Public Facilities	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
7	Homeless Activities	2015	2016	Homeless	Low-mod areas Citywide	Homeless Activities, including Homeless Prevention	CDBG: \$0	Homelessness Prevention: 0 Persons Assisted
8	Fair Housing	2015	2019	Fair Housing	Low-mod areas Citywide	Fair Housing	CDBG: \$0	Other: 0 Other

**Table 53 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program Administration
2	<b>Goal Name</b>	Public Improvements/Infrastructure
	<b>Goal Description</b>	Infrastructure Repair and Maintenance
3	<b>Goal Name</b>	Affordable Housing Opportunities
	<b>Goal Description</b>	Affordable Housing, including Code Compliance and Housing Rehabilitation
4	<b>Goal Name</b>	Public Service Programs
	<b>Goal Description</b>	Community Services, Special Needs,
5	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Economic Development, including training, transportation, loans and facade programs
6	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Maintenance and Repairs for Public Facilities, including ADA improvements and compliance
7	<b>Goal Name</b>	Homeless Activities
	<b>Goal Description</b>	homeless prevention, emergency shelters, transitional housing
8	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Fair Housing programs and services; support for legal aid

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

The City does not anticipate undertaking affordable housing programs in the near future, but is aware of the need and will undertake such programs if adequate funding becomes available.

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

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

Not Applicable

**Activities to Increase Resident Involvements**

Not Applicable

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

N/A

**Plan to remove the ‘troubled’ designation**

Not Applicable

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

### **Barriers to Affordable Housing**

The most important impediment to affordable housing revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor.

Despite the recent downturn in the housing market nationally, and despite relatively low prices in DeSoto, housing prices, both purchase and rental, remain relatively high for lower income households.

The City has addressed its zoning and land use regulations in an attempt to make them as equitable and open as possible. Development standards, though they sometimes add costs to construction or rehabilitation, are necessary for the safety and health of residents. Efforts have been made to streamline and facilitate the permitting process locally.

The primary means to address this issue in DeSoto will be a housing rehabilitation program (and an emergency repair program) for owner properties in order to keep persons in their homes. The City will explore the idea of providing rental assistance, though this may not be possible given the limited resources available. The City will encourage efforts to develop affordable housing projects using incentives and tax credit programs. These efforts will be limited because of the amount of funds available and the many competing needs.

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

The primary means to address this issue in DeSoto will be a housing rehabilitation program (and an emergency repair program) for owner properties in order to keep persons in their homes. The City will explore the idea of providing rental assistance, though this may not be possible given the limited resources available. The City will encourage efforts to develop affordable housing projects using incentives and tax credit programs. These efforts will be limited because of the amount of funds available and the many competing needs.

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

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

The needs of homeless persons are complex and require a wide range of specialized services. Numerous agencies are often involved in the care of a homeless person, providing distinct services such as housing, mental health counseling, employment training, and case work services.

As noted above, the City does not have any programs to assist the homeless. The City itself has not been directly involved in providing assistance or services for the homeless, but recognizes this as a high priority element.

As the CDBG program develops the City will assess how it can use the limited available CDBG funds to address the needs of the homeless. At present, it appears that the use of CDBG funds to prevent homelessness (housing rehab, and emergency assistance) may be the most judicious approach to this complex issue, though this use of funds will be limited given the City's other needs and priorities.

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

Please see the preceding response.

**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.**

Please see the preceding response.

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

Please see the preceding response.

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

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

Please see responses below.

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

The City has approximately 5,174 housing units with the presence of lead-based paint in them, but it should be noted that the bulk of these units were constructed after 1960 and have the lowest possibility of lead-based paint. Overall the lead hazard in DeSoto appears to be less acute than in older, often highly urbanized communities.

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

The City does not currently have the resources to engage in significant rehabilitation programs. Still, the following policies and programs are in place to address this issue if it should arise.

Federal regulations effective September 2000 implemented lead-based paint requirements for all housing activities undertaken by recipients of HUD funds. These regulations require multiple approaches to evaluate, control and/or abate lead-based paint. Since inception of the CDBG program, all homes older than 1978 scheduled for rehabilitation activities receive lead based paint testing to determine the extent of lead hazards.

However, as the City develops its housing rehabilitation programs, it will take a number of steps to meet lead based paint requirements including

- Distributing the “Protect Your Family From Lead in Your Home” pamphlet to homeowners receiving housing rehabilitation services or homebuyer assistance
- Identification of potential lead hazards for all houses which were built before 1978 which receive HUD-funded rehabilitation/homebuyer assistance
- Treatment of lead hazards on HUD funded rehabilitation projects as mandated by HUD and Environmental Protection Agency (EPA) regulations and requirements and
- Ensuring that all contractors are in compliance with the most recent regulatory changes

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

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

The City of DeSoto recognizes that the core of many social and housing problems relate to poverty. The objective of poverty reduction requires programming for broad areas including increased accessibility of resources, job training and placement, public services, education, and basic skills development. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life that people can improve their situation.

Because the nature of poverty is complex and multi-faceted, the City will attempt to allocate CDBG funds for services to very low-income households. Research shows that some of these services may have a direct impact on lowering the poverty rate for family households. Therefore, the City will attempt to fund programs that provide job training, education and other employment related services, and child care services for working families, though such efforts will depend upon the City's other needs and priorities.

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

CDBG can provide funding for meeting these critical basic needs, but these efforts will be constrained by the amount of funds available and competing priority needs. The City has only limited funds available and cannot engage in extensive affordable housing programs. As noted the City will do all that it can to support the development of affordable housing and attempt to coordinate these efforts with other housing and public service programs

In sum, the programs will represent coordinated efforts to address housing and economic issues that surround lower income households.

## **SP-80 Monitoring – 91.230**

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

As a new entitlement community, the City of DeSoto is developing its monitoring standards and procedures. The City has access to models from other jurisdictions and has begun to develop its own set of monitoring procedures. The following description outlines the policies, standards and procedures that the City will employ to ensure compliance with program requirements.

The Administration Department views its monitoring responsibilities as an ongoing process, involving continuing communication, evaluation, and follow-up. The process involves frequent telephone contacts, written communications, the analyses of reports, audits, and periodic meetings with the sub-grantee. The Department's staff will stay informed concerning compliance with program requirements and the extent to which technical assistance is needed. To execute its monitoring program the Administration Department will develop and implement monitoring procedures to ensure that recipients and sub-recipients of HUD funds are in compliance with Federal regulations and program guidelines.

The overriding goal of monitoring is to identify deficiencies and promote corrections in order to improve and reinforce performance. Deficiencies are corrected through discussion, negotiation, or technical assistance. The three stages utilized for addressing problem areas are early identification of problems, intervention for more serious or persistent problems, and sanctions.

### Overview

Non-profit organizations that receive CDBG funds will be required to submit monthly financial and performance reports prior to reimbursement of expenditures. These reports will provide sufficient information to document compliance with timely expenditures and performance objectives. Performance objectives and outcomes will be required of all nonprofits receiving funding and will be incorporated in the contract agreement with the City. Monthly reports will allow for monthly "desk monitoring" throughout the program year. The Administration Department will review these reports on a monthly basis.

If developed in DeSoto, Community Housing Development Organizations (CHDOs) will submit monthly performance and matching reports to the department to ensure ongoing compliance and goal accomplishments. These organizations will be subject to annual CHDO certification and annual monitoring when new projects begin, or when deemed necessary through a risk assessment.

City staff will provide technical assistance to social service and housing organizations that receive Federal funds either by phone, email, or on-site visits whenever a change in program staff or other operational concerns develop.

## Expected Resources

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

#### Introduction

The City is faced with the difficult task of meeting increasing needs with limited resources.

The figures shown below in the table are estimates. First year figures are based upon the known HUD allocation. The figure for “Expected Amount Available Remainder of ConPlan” multiplies the current figures by four to arrive at an estimate for the remainder of the ConPlan.

#### 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	229,684	0	0	229,684	0	

Table 54 - Expected Resources – Priority Table

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

The City will seek to cultivate funding partners who can match the City's investment of CDBG funds. The City administration recognizes that the City's annual entitlement and formula allocations are not sufficient to meet all of its needs. Additional funds need to be raised to insure that more affordable housing is available for those in need.

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

Not Applicable

**Discussion**

## 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	Program Administration	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Low-mod areas Citywide	Public Improvements/Infrastructure Provide Affordable Housing Opportunities, including Public Service Programs Economic Development, including job training Public Facilities Homeless Activities, including Homeless Prevention	CDBG: \$43,830	Other: 3 Other
2	Public Improvements/Infrastructure	2015	2019	Non-Housing Community Development	Low-mod areas	Public Improvements/Infrastructure	CDBG: \$118,121	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing Opportunities	2015	2019	Affordable Housing	Low-mod areas Citywide	Provide Affordable Housing Opportunities, includin	CDBG: \$67,733	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
4	Public Service Programs	2015	2019	Non-Homeless Special Needs	Low-mod areas Citywide	Public Service Programs	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
5	Economic Development	2015	2019	Non-Housing Community Development	Low-mod areas	Economic Development, including job training	CDBG: \$0	Jobs created/retained: 0 Jobs
6	Public Facilities	2015	2019	Non-Housing Community Development	Low-mod areas	Public Facilities	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
7	Homeless Activities	2015	2016	Homeless	Low-mod areas Citywide	Homeless Activities, including Homeless Prevention	CDBG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds
8	Fair Housing	2015	2019	Fair Housing	Low-mod areas Citywide	Fair Housing	CDBG: \$0	Other: 0 Other

**Table 55 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program Adminiistration
2	<b>Goal Name</b>	Public Improvements/Infrastructure
	<b>Goal Description</b>	Improvements for municipal infrastructure, including streets, water, sewer and lighting
3	<b>Goal Name</b>	Affordable Housing Opportunities
	<b>Goal Description</b>	Code Enforcement and Emergency home repairs
4	<b>Goal Name</b>	Public Service Programs
	<b>Goal Description</b>	Programs for the elderly, youth, and persons with disabilities
5	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Economic Deveopment incuyding training, loan, and facade prgrams
6	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Improvements for municipal structures
7	<b>Goal Name</b>	Homeless Activities
	<b>Goal Description</b>	Homeless prevention, emergency shelters, transitional housing
8	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Fair Housing programs and services;

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The development of the Annual Action Plan involved consultation with those agencies involved in delivering housing, housing services, and community improvements. Meetings and discussions were held between the staff of the City’s Administration Department and other City Departments, as well as conducting meetings with appropriate housing and social service agencies. Public input was also solicited through a public meeting, public hearings, and a web-based survey. All projects selected to receive funding meet objectives and goals set by the City to address infrastructure, ADA, housing, and social needs.

### Projects

#	Project Name
1	Program Administration
2	CDBG Code Enforcement
3	Infrastructure Improvements Street Reconstruction

Table 56 – Project Information

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

These projects are deemed to be of the highest priority and meet the greatest need. The chief obstacle to meeting these needs is a lack of resources to provide a greater level of assistance.

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Low-mod areas Citywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Public Improvements/Infrastructure Provide Affordable Housing Opportunities, includin Public Service Programs Economic Development, including job training Public Facilities Homeless Activities, including Homeless Prevention Fair Housing
	<b>Funding</b>	CDBG: \$43,830
	<b>Description</b>	Program Administration
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Program Administration
	2	<b>Project Name</b>
<b>Target Area</b>		Low-mod areas
<b>Goals Supported</b>		Affordable Housing Opportunities
<b>Needs Addressed</b>		Provide Affordable Housing Opportunities, includin
<b>Funding</b>		CDBG: \$67,733
<b>Description</b>		Salary for CDBG low/mod area coed enforcement officer
<b>Target Date</b>		6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		500 families

	<b>Location Description</b>	low/mod areas
	<b>Planned Activities</b>	Code Enforcement inspections
<b>3</b>	<b>Project Name</b>	Infrastructure Improvements Street Reconstruction
	<b>Target Area</b>	Low-mod areas
	<b>Goals Supported</b>	Public Improvements/Infrastructure
	<b>Needs Addressed</b>	Public Improvements/Infrastructure
	<b>Funding</b>	CDBG: \$118,121
	<b>Description</b>	Street and Alley Reconstruction
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 families
	<b>Location Description</b>	low/mod areas
	<b>Planned Activities</b>	Street and Alley Reconstruction

## **AP-50 Geographic Distribution – 91.220(f)**

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

The City programs are focused on the low and moderate incomes areas of the City, but there are no geographic priorities within those areas.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Low-mod areas	100

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

These projects are deemed to be of the highest priority and meet the greatest need. The chief obstacle to meeting these needs is a lack of resources to provide a greater level of assistance.

### **Discussion**

## Affordable Housing

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

#### Introduction

For the current program year, the City does not plan to directly support any affordable housing efforts because the necessary procedures and policies are not in place. Affordable housing programs will likely be initiated in later program years.

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

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

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

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

#### Discussion

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

### **Introduction**

As noted, the City does not have a housing authority or any public housing units.

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

Not Applicable

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

Not Applicable

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

Not Applicable

### **Discussion**

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

### **Introduction**

The City will consider pursuing activities to address the housing and supportive service needs of persons who are homeless, and those that have special needs. However, at this time, the City does not have the procedures, policies or mechanisms in place to assist organizations providing these types of services.

### **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**

Not Applicable

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

Not Applicable

#### **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**

Not Applicable

#### **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**

Not Applicable

**Discussion**

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

### **Introduction:**

The most important impediment revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The primary means to address this issue in DeSoto will be a housing rehabilitation program (and an emergency repair program) for owner properties in order to keep persons in their homes. The City will explore the idea of providing rental assistance, though this may not be possible given the limited resources available. The City will encourage efforts to develop affordable housing projects using incentives and tax credit programs. These efforts will be limited because of the amount of funds available and the many competing needs.

### **Discussion:**

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

### **Introduction:**

The City will develop programs to deal with other aspects of CDBG activities.

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

The greatest challenge to meeting underserved needs in the coming year will be meeting the increased need for program activities with a limited amount of funding. To overcome this significant challenge, the City will work more efficiently, seek a greater level of collaboration with other agencies and organizations, and aggressively seek opportunities to leverage funds.

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

As noted above, the City could in later program years seek to develop affordable housing projects. These efforts will be limited because of the amount of funds available and the many competing needs.

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

The City will incorporate all HUD requirements concerning lead-based paint abatement into its housing rehabilitation programs, will see that program participants are informed about lead-based paint hazards and will see that all abatement work is undertaken by qualified contractors who have completed US HUD and EPA lead training courses.

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

Because the nature of poverty is complex and multi-faceted, the City will attempt to allocate CDBG funds for services to very low-income households. CDBG can provide funding for meeting these critical basic needs, but these efforts will be constrained by the amount of funds available and competing priority needs.

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

The City will seek partners in the development of a service delivery system and will seek to enhance the relationship with existing partners in City departments and social service agencies to coordinate the delivery of programs and services. The city will seek to leverage the limited available resources.

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

The City maintains a close relationship with state, regional, and county organizations that provide

assistance to low- and moderate-income persons as well as the homeless.

The City will work closely with local non-profit organizations to actively encourage housing programs for low- and moderate-income persons. Also, the Administration Department will develop and maintain a positive relationship with the builders, developers, and financial institutions in the region. This collaborative approach will assist in the creation and delivery of effective service delivery programs and affordable housing projects.

**Discussion:**

## Program Specific Requirements

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

#### Introduction:

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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%

#### Discussion:

## Attachments

**CITY OF DESOTO, TEXAS**

# **CITIZEN PARTICIPATION PLAN**

**City of DESOTO**

**Adopted by DeSoto City Council on 01-20-15**

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## TABLE OF CONTENTS

- I. Introduction
- II Definitions
- III. The Citizen Participation Process
  - A. Participation
  - B. Public Hearings
  - C. Access to Meetings
  - D. Public Comments
  - E. Strategic Plan Development
  - F. Substantial Amendments
  - G. Amendments to Citizen Participation Plan
  - H. Access to Information
  - I. Relocation
  - J. Performance Reports
  - K. Technical Assistance
  - L. Complaints
- III. Monitoring and Evaluation

Table A – Summary of Public Notice Requirements

## CITIZEN PARTICIPATION PLAN

### I. INTRODUCTION

The following Citizen Participation Plan provides a framework and process by which the City's consolidated planning efforts comply with the citizen participation requirements published by the U.S. Department of Housing and Urban Development (HUD). This Citizen Participation Plan is prepared and implemented in accordance with the guidance provided in HUD Regulations 24 CFR Part 91.105.

The City of DeSoto is entitled to receive annual grant funding from the Community Development Block Grant (CDBG) Program. It is the policy of the City to ensure adequate citizen involvement, with particular emphasis on participation by low- and moderate-income persons, in the planning, implementation, and evaluation of its housing and community development programs.

### II. DEFINITIONS

**Annual Action Plan:** This document updates the Consolidated Plan on an annual basis and allocates one year's funding (entitlement and program income) to specific projects and activities for the CDBG, HOME, and ESG Programs.

**CAPER (Consolidated Annual Performance Evaluation Report):** This document reports on the progress made in carrying out the Consolidated Plan and Annual Action Plan. The City prepares the report annually in accordance with 24 CFR Part 91.

**CBO (Community Based Organization):** A public or private nonprofit organization of demonstrated effectiveness that is representative of a community or significant segments of a community; and which provides social, educational, or related services to individuals in the community.

**CDBG (Community Development Block Grant):** A HUD grant which provides for a variety of community development programs that benefit low- and moderate-income persons.

**Citizen Participation Plan:** The City's Citizen Participation Plan (CPP) sets forth City policies and procedures for citizen participation for the use of Community Development Block Grants (CDBG), HOME Investment Partnerships Act (HOME) allocations, Emergency Solutions Grants (ESG) and other HUD grants and funding programs. The CPP provides an opportunity for the community to work to identify needs and to allocate CDBG, HOME, ESG and other funds.

**Community Development Division:** A unit within the City Manager's Office, or other department as assigned by the City Manager, that is responsible for the administration and implementation of funds and programs from the U. S. Department of Housing and Urban Development (HUD). These funds are primarily designed to help improve the overall housing stock within the City of DeSoto and to maintain a quality standard of living for its citizens.

**Consolidated Plan:** This document is submitted to HUD and serves as the planning document of the jurisdiction and application for funding CDBG, HOME, and ESG grants. The document is developed in accordance with 24 CFR Part 91 and sets forth the priorities and strategies of the programs for a five-year period.

**ESG:** The Emergency Solutions Grants program, formerly the Emergency Shelter Grants Program, is a competitive grant that awards funds to private nonprofit organizations, cities, and counties to provide the services necessary to help persons that are at-risk of homelessness or homeless to quickly regain stability in permanent housing.

**HOME (Home Investment Partnerships Programs):** A HUD grant that provides funds to expand the supply of decent and affordable housing for low-income households.

**HUD:** The U.S. Department of Housing and Urban Development.

**Low- and Moderate-Income Persons:** An individual from a household with a total income that does not exceed eighty percent (80%) of the median household income for the area adjusted for family size. HUD calculates and publishes these income limits yearly.

**Needs Identification Analysis:** The examination of current housing and community needs, identifying strategies, priority needs, and objectives for meeting housing, community development, and economic development goals. It also provides a basis for prioritizing project proposals for CDBG funding consideration.

**Participating Jurisdiction:** The City of DeSoto is the participating jurisdiction.

**Program Monitoring Policies:** The City develops and implements policies to monitor the use of funds and to measure the progress and effectiveness of grant programs. These policies are in accord with HUD requirements.

**Program Year:** The twelve-month period in which HUD funds are to be spent for eligible activities; usually the period beginning October 1 and ending September 30.

**Proponent:** An entity that has or is considering submission of a proposal for the use of CDBG funds

**Public Meeting:** A meeting in which the members of the public may exchange their ideas on a particular issue and provide the sponsoring entity with their views on the subject at hand. Though elected officials may attend the meeting, no formal actions are taken at that time.

**Public Hearing:** A formal opportunity for a governing body or other entity to receive public opinion on subjects that may require action. Notices of public hearings are advertised through various forms of media.

**Relocation:** The movement of a person as a direct result of the implementation of federally-assisted acquisition, demolition, conversion, or rehabilitation activities.

**Sub-recipient:** A public or private nonprofit agency, authority or organization, or a for-profit entity receiving funds from the grantee or another sub-recipient to undertake activities eligible for assistance. The term does not include contractors providing supplies, equipment, construction or services subject to the procurement requirements in 24 CFR 85.36 or in 24 CFR Part 84, as applicable.

**Substantial Amendment:** A substantial amendment is a change to the jurisdiction's planned or actual activities as published in the Consolidated Plan or Annual Action Plan. The City establishes and publishes in the Citizen Participation Plan thresholds to define what constitutes a substantial amendment.

### **III. THE CITIZEN PARTICIPATION PLAN FOR THE CITY ADDRESSES EACH OF THE FOLLOWING ELEMENTS**

#### **A. Participation**

It is the policy of the City to encourage and facilitate the wide-range participation of residents, service providers, government agencies, and others in the development of all HUD-required consolidated planning documents including the Five-Year Consolidated Plan, Annual Action Plans, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The primary purposes of the participation will be needs identification, priority setting, funding allocations, and program recommendations related to the consolidated planning process. The City shall provide for and encourage citizen participation with particular emphasis on

- Low- and moderate-income persons;
- Persons residing in predominantly low- and moderate-income neighborhoods or slum and blighted areas; and
- Persons residing in areas where the use of CDBG funds is being proposed.

The primary purposes of the HUD programs covered by this Citizen Participation Plan are to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities. The City encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities.

Information about all meetings, hearings, and availability of documents for review will be placed at strategic locations such as the DeSoto Town Center Posting Boards located at City Hall entrances, the Senior Citizens Center and the DeSoto Public Library, as well as on the City website.

#### **MEETING THE NEEDS OF NON-ENGLISH SPEAKERS 24 CFR 91.105 (e)(4)1**

To encourage the participation of Spanish-speaking persons in our community, the City of DeSoto will provide a translator at all citizen participation meetings when the request is made beforehand. The City will make every effort to ensure that limited English-proficient persons have meaningful access to federally-funded programs, services and written materials.

B. Public Hearings

The City must conduct at least two public hearings per year to obtain the views and comments of residents, service providers, government agencies, and other stakeholders regarding the HUD-funded programs in the participating jurisdiction's HUD program areas. The hearings generally address housing, social, community development needs, propose activities, and review program performance. The hearings will be conducted at a minimum of two different stages of the program year – at least one of these hearings will be held prior to the adoption of the proposed Consolidated Plan and/or Annual Action Plan.

Citizens will be given adequate notice of all hearings and meetings through advertisements in the newspaper(s) of record, publications of general circulation, and/or other media outlets serving the community of affected citizens. Public hearings and community meetings will be advertised at least 14 calendar days in advance of the hearing and/or at the beginning of the official public comment period, whichever occurs first. Public notices shall indicate the date, time, place and purpose(s) of the hearing or meeting, as well as disclose information that will contribute significantly to the public's understanding of the issues to be discussed at the hearings or meetings. The notices will also be posted on the City Website ([www.desototexas.gov](http://www.desototexas.gov)). Additional means of advertising may be utilized, as appropriate, including, but not limited to mailing flyers, distributing or posting notices at the library, parks, and other public areas; developing press releases; and sending notices to community organizations. If and when the need is identified, the City's hearing or meeting notice will be published in English and in the appropriate other language.

The City will also follow the above public noticing process for other "non-public hearing" HUD-related actions to be taken by the City Council.

The hearings will be held at times and locations convenient to potential and actual beneficiaries, with accommodation for persons with disabilities. When the need is anticipated, or it is requested, language translation services shall be made available.

Table A, at the end of this document, summarizes the public notice requirements for the various reports and documents.

The participating jurisdictions are required to conduct their own citizen participation activities for their residents, especially low-and moderate-income residents. At a minimum, these cities will be publicly notified and hold at least one public meeting to discuss proposed uses of the HUD grant fund allocation.

C. Access to Meetings

It is the policy of the City to plan and conduct public meetings related to the Consolidated Plan and Annual Action Plan. These meetings shall be held at times and locations convenient to potential and actual program beneficiaries. When appropriate, these public meetings may be conducted as part of regularly-scheduled meeting of another community-based entity. The use of existing community-based forums for the public meetings enhances the potential for participation by citizens, service providers, government officials, and other stakeholders.

As part of the Consolidated Plan effort, a series of needs-identification meetings will be conducted to invite input from public agencies and other interested parties regarding housing and community development issues, needs or problems; to provide information on the consolidated-planning process and applicable grant program; and to encourage the submission of project proposals. Attendees will also be afforded the opportunity to complete and submit Needs Assessment Surveys. Prior to public meetings, notices will be published in newspapers of general circulation – including translation in Spanish when the need is identified – announcing the purpose, date, time, and location of the meetings. All meetings will be held in locations accessible to persons with disabilities with additional accommodations available upon request. When the need is anticipated or it is requested, language translation services shall be made available for non-English speaking residents.

D. Public Comments

It is the policy of the City to provide residents, service providers, government agencies, and other stakeholders a sufficient time period (not less than thirty (30) days) to review and comment on the proposed Five-Year Consolidated Plan, Annual Action Plans, and Substantial Amendments and not less than fifteen (15) days to review and comment on the Consolidated Annual Performance and Evaluation Report (CAPER). All public notices invite interested persons to submit comments. Contact information will be provided on all public notices, at public meetings, as well as on any of the documents or materials being considered. All comments will be reviewed and considered. Documents presented for City Council consideration will include a summary of all comments received during the public comment period and a summary of comments not accepted and the reasons therefore.

E. Strategic Plan Development

Public meetings and hearings for development of the Five-Year Consolidated Plan shall be held with representatives of participating jurisdictions, public agencies, and organizations, as well as interested citizens. During the preparation of the Consolidated Plan, meetings are held to consider the regional strategy for the use of the City's HUD funds. These meetings shall confirm the development planning process and will be held to encourage citizen views and proposals on needs and priorities for a consistent strategy.

The following program information will be provided to the public:

- a. The estimated amount of HUD grant funds available to the jurisdiction including program income for community development and housing activities;
- b. The eligible program activities that may be undertaken with these funds;
- c. The areas and locations proposed for utilizing the available funding; and
- d. The proposed allocation of federal funds to participating non-profit organizations, participating jurisdictions, and basic eligible program categories and proposed funding allocations for local funding programs.

F. Substantial Amendments

From time-to-time, it may be necessary for the City to process a "substantial amendment" to the Five-Year Consolidated Plan or an Annual Action Plan, to allow for new HUD funded activities; modification of existing activities; or other program administrative actions.

Any proposed amendment that is considered a "substantial amendment" is subject to the citizen participation process, requires formal action by the City Council, and approval by HUD. A thirty (30) day public notice will be published to provide the opportunity for the public to review and comment on the proposed substantial amendments. The City will consider all comments or views received from the public concerning proposed substantial amendments in accordance with 24 CFR 91.105 (c)(3). A summary of these comments and views, including comments or views not accepted (and the reason why) shall be attached to the substantial amendment.

The City is required by HUD [24 CFR 91.505 (b)] to identify the criteria to be used in determining if a proposed action will be considered a *Substantial Amendment*. The following criteria will be used by the City – if any one criterion applies, a substantial amendment will be required.

1. A new activity not previously listed and described in the Consolidated Plan/Annual Action Plan;
2. When a proposal is made to amend the description of an existing activity in such a way that the newly described purpose, scope, location, or beneficiaries differ significantly from the original activity's purpose, scope, location, or beneficiaries; or
3. In an effort to efficiently utilize HUD funds, the City will consider the reprogramming of unspent CDBG balances from completed and cancelled HUD-funded activities to other eligible activities. Activities under the stated thresholds may be cancelled for cause and funds reprogrammed without resulting in a substantial change. Examples of cause are
  - a. cancellation requested by the sub-recipient,
  - b. determination of the City that insufficient funding prevents accomplishment of the activity, or
  - c. determination by the City that the project cannot be carried out in a timely or eligible manner.

In the event that any "administrative" reprogramming actions are over the threshold limits, and come under the "substantial amendment" criteria, the proposed actions are subject to the citizen participation process and will require formal action by the City Council, as well as notification to HUD.

In the event of a declared emergency, it may be necessary to reprogram funds to meet urgent community needs. In these situations, requirements related to public notice and public comment period may be suspended.

G. Amendment to Citizen Participation Plan

During the administration of the HUD programs, it may become necessary to amend the Citizen Participation Plan. Any proposed amendment to the Citizen Participation Plan requires a thirty (30) day public notice, formal action by the City Council, as appropriate, and approval by HUD.

H. Access to Information

The City shall provide opportunities for residents, public agencies, and other interested parties, including those most affected, with reasonable and timely access to information

and records relating to the jurisdiction's Five-Year Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan.

Standard documents will be available for public review at the office of Lora Stallings, Assistant City Manager, DeSoto Town Center, 211 East Pleasant Run Road, DeSoto, Texas 75115 or the City website [www.desototexas.gov](http://www.desototexas.gov). These materials will also be available in a form accessible to persons with disabilities, upon request. A reasonable number of free copies of the Plan will be provided to citizens and groups that request it; additional copies may be obtained on a first come, first served basis from the City Manager's Office in accordance with the City of DeSoto's fee policy for copies. Comments, questions or suggested amendments should be directed to Lora Stallings, Assistant City Manager.

Standard program documents that shall be made accessible for public review and comment throughout the preparation process include: the proposed and final Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Report (CAPER), Substantial Amendments, and this Citizen Participation Plan.

It is the policy of the City to maintain and provide access to all applicable and appropriate records pertaining to the administration of the CDBG program. Records retention is a component of the City's File Management System. Accordingly, the City will maintain and provide access to documentation and records for a period of five (5) years.

#### I. Performance Reports

Each fiscal year the City is required to prepare and submit a performance report to HUD for the previous program year. The information compiled in this document is necessary to assess the progress on funding received by the two entities, participating jurisdictions, sub-recipients and other agencies or organizations. Data collected in the compilation of the performance report will be used to supply information to HUD and the public on the accomplishments and services provided. The information will include the number of people served, ethnicity, income category, objective and outcome, and type of service received, as well as the current status on housing, public facilities and improvements, and other projects. The information is also used to determine future funding considerations.

The final CAPER report will be available to citizens for review and comment at least 15 days prior to the public comment period. A public comment period will be advertised in the adjudicated newspaper and/or other targeted publications of general circulation at least 14 days in advance of the public comment period so that citizens will be provided reasonable notice to review and present comments on performance reports. A copy of the CAPER will be available at the City Manager's Office for review and can be located on the following web site: [www.desototexas.gov](http://www.desototexas.gov). The CAPER shall be submitted to HUD within ninety (90) days after the end of the program year. Final reporting documents will also be made available to any interested parties upon request.

In accordance with HUD program regulations, City Administration continually monitors all HUD-funded sub-recipients and their activities. The City Program Monitoring Policies will be developed to ensure compliance with 24 CFR 570.502 (CDBG) and 24 CFR Part 85.40 (a) which provides for the general program monitoring responsibilities of the City in the administration of the HUD-funded programs.

The City of DeSoto must monitor grant and sub-grant supported activities to assure compliance with applicable Federal requirements and that performance goals are being achieved. The City of DeSoto's monitoring must cover each program, function, or activity.

J. Technical Assistance

Technical assistance is available as necessary to groups and organizations representative of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under the Five-Year Consolidated Plan.

The City will make technical assistance available to current subrecipients and potential proponents through City Manager's Office staff, who are the main source of information of HUD programs and the application process. City Manager's Office staff provides assistance at community meetings and during proposal preparation, evaluation, review, and monitoring. The City has implemented mandatory proposal and sub-recipient training, which provides background and understanding of the programs and processes. Although the staff members are the primary contact to the communities and service providers, all City Manager's Office resources will be made available.

K. Relocation

The City policy is to administer the HUD funded programs without displacement. In the event displacement is unavoidable, the City and/or other responsible party(s) will comply with the regulations of the Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, and Section 104(d) of the Housing and Community Development Act of 1974, as amended.

Consistent with the goals and objectives of activities assisted under the Act, the City of DeSoto will take appropriate steps to minimize the direct and indirect displacement of persons from their homes.

L. Complaints

Residents or other interested parties may submit complaints to the City in relation to administration of the HUD-funded programs. Complaints may be made in writing to the City of DeSoto, 211 East Pleasant Run Road, DeSoto, Texas 75115. The City Manager's Office will receive, log-in and file all written complaints and grievances. A letter responding to each complaint or grievance will be written and sent to the party or parties from whom the complaint or grievance was received.

Citizen complaints regarding fair housing issues in the City of DeSoto will be referred to the U. S. Office of Fair Housing and Equal Opportunity.

The complaining party should state the nature of the complaint, what prior efforts have been made to resolve the problem and any other pertinent information which would help staff determine a solution. All complaints will receive careful consideration and a timely, substantive response will be provided within fifteen (15) working days – perhaps longer for complaints that were referred to the U. S. Office of Fair Housing and Equal Opportunity.

TABLE A

CDBG Public Notice Summary				
Type of Document	Public Hearing	Hearing Notice	Public Comment Period	Notices in Public Areas
Consolidated Plan and/or Annual Action Plan	2	Publish a notice in a local newspaper at least 14 calendar days prior to first hearing; 30 days notice when publishing projects and notice of second meeting.	30 day public comment period	Post notice listing all meetings/hearings for the planning/adoption phase with enough detail for the public to recognize the purposes of the meetings, draft document locations and dates for comment periods
Substantial Amendments to Consolidated Plan and/or Annual Action Plan	As needed	Run a display notice in newspapers at least 14 calendar days prior to <u>each</u> hearing or at the beginning of the public comment whichever is first	30 day public comment period	Post notice describing amendment items and location of drafts for public review & comment and reported in the CAPER
Annual Performance Report/CAPER	N/A	Run a legal ad in newspapers at least 14 calendar days prior to the beginning of the public comment whichever is first	15 day public comment period	Post notice identifying purpose of comment period & location of drafts for public review and comment
Analysis of Impediments	1  Can be at time of Approval	Run a display notice in newspapers at least 14 calendar days prior to hearing	No public comment period needed	Post notice listing all meetings/hearings for the planning/adoption phase with enough detail for the public to recognize the purposes of the meetings, draft document locations and dates for comment periods
<p>► Display ads will be run in the adjudicated newspaper and/or in other key publications in the affected areas.</p> <p>► Documents and drafts for public comment will be available on the City website, which will also provide updates to the process and links to other information.</p>				

## Community Development Block Grant Program

### City of DeSoto - Town Hall Meeting

May 30, 2015

City Representatives Present: Mayor Pro Tem Curtistene McCowan, Councilmember James Zander, Assistant City Manager Lora Stallings

Citizens Present: K. Moon, Linda Zander

Consultant Present: Dr. Ernest Swiger, Ernest Swiger Consulting, Inc.

#### Meeting Notes

On Saturday, May 30, 2015, at 5:00 p.m. the City of DeSoto hosted a Town Hall Meeting to invite and encourage public input regarding use of the FY2016 Community Development Block Grant funding and encourage public comments about fair housing issues that may have occurred in DeSoto. Results of this Town Hall Meeting, as well as an online citizen survey, will be used as part of the community needs analysis depicted in the reports that will be submitted for approval to the U. S. Department of Housing and Urban Development (HUD).

Stallings offered opening remarks and a general history of DeSoto's participation in the Community Development Block Grant (CDBG) Program, as well as the three National criteria for use of CDBG funds. Participants were asked to sign a sign-in sheet to show their presence at the meeting, and were encouraged to review the draft Consolidated Plan (which includes the Annual Action Plan) and draft Analysis for Impediments to Fair Housing Choice. These documents are available for public review in paper form inside DeSoto City Hall, the DeSoto Public Library, and the DeSoto Senior Center. These documents may also be reviewed in electronic form, via the City website, under the Community / Fair Housing tabs.

Dr. Swiger offered a PowerPoint presentation regarding CDBG Program parameters established by HUD, as well as maximum percentages of funding that can be used for administrative costs and public services. The FY2016 allocation for this grant will be \$229,684. Dr. Swiger's presentation included a synopsis of information provided in the draft Consolidated Plan, draft Analysis of Impediments document, and the draft Annual Action Plan. The presentation also included an overview of the Citizen Survey results, as well as some of the requirements for the City to operate as an Entitlement City and receive CDBG funds.

The following is a synopsis of participant questions and comments.

- How was the determination made that we have little or no fair housing issues in DeSoto?

- Consider utilizing CDBG funds to correct ADA issues in the Corner Theatre.
- Consider utilizing CDBG funds for the Domestic Violence Awareness Campaign initiative.
- What other communities have established campaigns associated with domestic violence awareness? May we have contact information for those organizations, to use as guidelines for the DeSoto initiative?

The Town Hall Meeting was concluded at approximately 6:15 p.m. on May 30, 2015.

Grantee SF-424's and Certification(s)

APPLICATION FOR FEDERAL ASSISTANCE		OMB Approved No. 3076-0026		Version 7/03	
1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED August 15, 2015	Applicant Identifier		
<input type="checkbox"/> Construction		3. DATE RECEIVED BY STATE	State Application Identifier		
<input checked="" type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier		
5. APPLICANT INFORMATION					
Legal Name: City of DeSoto, Texas			Organizational Unit: Department: General Administration		
Organizational DUNS: 07-671-7107			Division: City Manager's office		
Address: Street: 211 East Pleasant Run Road			Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Lora		
City: DeSoto			Middle Name		
County: Dallas			Last Name Stallings		
State: Texas		Zip Code 75115	Suffix:		
Country: United States			Email: lstallings@desototexas.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 7 5 - 1 1 0 2 5 5			Phone Number (give area code) 972-230-6634	Fax Number (give area code) 972-230-5793	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)			7. TYPE OF APPLICANT: (See back of form for Application Types) C Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 1 4 - 2 1 8			9. NAME OF FEDERAL AGENCY: Department of Housing and Urban Development		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of DeSoto, Texas			11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Entitlement Funds for Community Development Block Grant Projects		
13. PROPOSED PROJECT Start Date: October 1, 2015			14. CONGRESSIONAL DISTRICTS OF: a. Applicant District 30		
Ending Date: September 30, 2016			b. Project District 30		
15. ESTIMATED FUNDING:			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$	229,684 <sup>00</sup>	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$	0 <sup>00</sup>	DATE:		
c. State	\$	0 <sup>00</sup>	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$	0 <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$	0 <sup>00</sup>	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$	0 <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$	229,684 <sup>00</sup>	18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.		
a. Authorized Representative					
Prefix Mr.		First Name Carl		Middle Name	
Last Name Sherman			Suffix		
b. Title Mayor			c. Telephone Number (give area code) 972-230-9645		
d. Signature of Authorized Representative			e. Date Signed 07-23-15		

**INSTRUCTIONS FOR THE SF-424**

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project.																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.																
7.	Select the appropriate letter in the space provided. <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">A. State</td> <td style="width: 50%;">I. State Controlled</td> </tr> <tr> <td>B. County</td> <td>Institution of Higher Learning</td> </tr> <tr> <td>C. Municipal</td> <td>J. Private University</td> </tr> <tr> <td>D. Township</td> <td>K. Indian Tribe</td> </tr> <tr> <td>E. Interstate</td> <td>L. Individual</td> </tr> <tr> <td>F. Intermunicipal</td> <td>M. Profit Organization</td> </tr> <tr> <td>G. Special District</td> <td>N. Other (Specify):</td> </tr> <tr> <td>H. Independent School District</td> <td>O. Not for Profit Organization</td> </tr> </table>	A. State	I. State Controlled	B. County	Institution of Higher Learning	C. Municipal	J. Private University	D. Township	K. Indian Tribe	E. Interstate	L. Individual	F. Intermunicipal	M. Profit Organization	G. Special District	N. Other (Specify):	H. Independent School District	O. Not for Profit Organization	17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled																		
B. County	Institution of Higher Learning																		
C. Municipal	J. Private University																		
D. Township	K. Indian Tribe																		
E. Interstate	L. Individual																		
F. Intermunicipal	M. Profit Organization																		
G. Special District	N. Other (Specify):																		
H. Independent School District	O. Not for Profit Organization																		
8.	Select the type from the following list: <ul style="list-style-type: none"> <li>• "New" means a new assistance award.</li> <li>• "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date.</li> <li>• "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter:  <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">A. Increase Award</td> <td style="width: 50%;">B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> </li> </ul>	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)												
A. Increase Award	B. Decrease Award																		
C. Increase Duration	D. Decrease Duration																		
9.	Name of Federal agency from which assistance is being requested with this application.																		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		

SF 424 (Rev. 7-97) Back

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

07-23-15  
Date

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

 07-23-15  
Signature/Authorized Official                      Date

Mayor  
Title

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
Signature/Authorized Official      07-23-15  
Date

Mayor  
Title

## RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS, APPROVING THE FIVE-YEAR CONSOLIDATED PLAN, WHICH INCLUDES THE FIRST ANNUAL ACTION PLAN, AND AUTHORIZING SUBMISSION OF THE CONSOLIDATED PLAN TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AS REQUIRED FOR PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**WHEREAS**, Title I of the Housing and Community Development Act of 1974 as amended provides for a program of Community Development Block Grants (CDBG); and,

**WHEREAS**, the City of DeSoto is an Entitlement City as defined under said Act and is entitled to financial assistance; and,

**WHEREAS**, federal regulations in 24 CFR Part 91.225(1) require that the City submit a five-year Consolidated Plan; and,

**WHEREAS**, the Consolidated Plan offers analysis of community needs, outlines priorities for meeting those community needs, and lists anticipated uses for CDBG grant funding; and,

**WHEREAS**, the Consolidated Plan contains the first year Annual Action Plan, regarding uses for the first of five years of grant funding; and,

**WHEREAS**, preparation of the Consolidated Plan and first year Annual Action Plan has been undertaken.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DESOTO, TEXAS; THAT:**

**Section 1.** The City Council does hereby approve the five-year Consolidated Plan and the first year Annual Action Plan.

**Section 2.** The Mayor is authorized to sign and submit the City of DeSoto's Consolidated Plan and Annual Action Plan to the U. S. Department of Housing and Urban Development as required by federal regulations, to act as the authorized representative of the City of DeSoto, and to provide such additional information as may be required.

**Section 3.** The Mayor and other authorized, appropriate and responsible officials are hereby authorized and directed to execute on behalf of the City of DeSoto such certifications and other documentation as may be required by the U.S. Department of Housing and Urban Development.

**Section 4.** This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

**PASSED and APPROVED** this 21<sup>st</sup> day of July, 2015 by the DeSoto City Council, DeSoto, Texas.

**APPROVED:**

\_\_\_\_\_  
Carl O. Sherman, Mayor

**ATTEST:**

\_\_\_\_\_  
Kisha Morris, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Joe Gorfida, City Attorney

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> American Community Survey
	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau
	<b>Provide a brief summary of the data set.</b> Complete Demographic, economic, social and housing data
	<b>What was the purpose for developing this data set?</b> Required by law
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2009-2013 Five Year Estimates
	<b>Briefly describe the methodology for the data collection.</b> Survey of population
	<b>Describe the total population from which the sample was taken.</b> The City population
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Random sample