CITY OF DENISON, TEXAS
COMMUNITY DEVELOPMENT BLOCK GRANT 2018 ANNUAL ACTION PLAN
Approved 7/16/2018 by Denison City Council

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Denison proposes to undertake a comprehensive community development program through
the accomplishment of the activities listed in the 2018 Annual Action Plan in order to provide improved
housing and neighborhood infrastructure conditions in low-to-moderate income areas. The specific
activities are intended to stimulate continued private sector investment and redevelopment efforts in
neighborhoods eligible for block grant assistance. The City of Denison has had great success with new
housing in existing neighborhoods in the past two years. The 2018 Action Plan will continue to support
this effort, which staff has labeled the "Denison Renaissance".

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to
another location. It may also contain any essential items from the housing and homeless needs
assessment, the housing market analysis or the strategic plan.

The City of Denison's 2018 Annual Action Plan for the time period of October 1, 2018 to September 30,
2019 has been prepared to meet requirements issued by the U. S. Department of Housing and Urban
Development (HUD). The plan is a comprehensive analysis of community needs eligible for HUD funding
as well as a summary of strategies to address those needs. Its focus is on low-to-moderate income
individuals, households, and areas of the city in alignment with the goals of HUD's Community
Development Block Grant programs.

The development of the plan extends from the City’s Five Year Consolidated Plan for the time period of
October 1, 2015 to September 30, 2019. The Consolidated Plan was an intensive collaborative planning
process begun with the first 5 Year Plan in 1995. The Office of Community Development staff initiated
data analysis of the 2010 census and identified trends relevant to its long-range planning efforts. The
City then conducted 3 public hearings where Community Development staff and the Community
Development Block Grant Steering Committee shared findings from the census data, highlighted
accomplishments from the 2010-2014, consolidated and proposed ideas to meet the identified
needs. The City then met with local public service providers to discuss the needs and direction of service
they provide for the citizens of Denison to coordinate efforts and develop priorities.
Over the next 5 years, the City anticipates receiving an estimated $1.6 million from HUD through the Community Development Block Grant program. Through the community-driven planning process of public hearings and meetings with service providers, the city has established a unified vision for the allocation of resources over the span of 5 years. Past performances have shown that the need exceeds the resources. The City of Denison has been able to draw down the funds well within HUD requirements for cash on hand. Most of the proposed outcomes and performances have been met or exceeded during the past 5 program years.

Due to recent market shifts that have significantly impacted the city’s ability to effectively mobilize contractors to complete minor and emergency housing repairs in a timely manner, the city has re-evaluated program goals in order to ensure activities and funds are targeted at helping low-to-moderate income families and neighborhoods in the most effective manner. As development in North Texas continues to expand, area contractors have experienced an increase in business. City projects focused on minor home improvements through CDBG funding, due to the $5,000 cap on projects, are unappealing to contractors who are able to secure larger, more lucrative projects. Program objectives have been expanded to include infrastructure improvements, including water, wastewater, streets, accessibility and mobility, in low-to-moderate income neighborhoods using Section 108 loan financing. Such projects will immediately improve entire neighborhoods and will be large enough contracts to attract companies to complete the work. Infrastructure improvements will be completed alongside continuing emergency repairs to homes of low-to-moderate income residents and park improvements. During the 2017 Program year, 13.79 lane miles of streets in low-to-moderate income neighborhoods have been refurbished and maintained.

The City of Denison is located in north central Texas four miles south of the Oklahoma boundary. It is on U. S. Highway 75, between Dallas, which is 75 miles south, and Tulsa, which is 180 miles north. The 2010 population of Denison is 23,150. Demographics at the Census Tract and Block Groups are from the 2010 Census.

3. **Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Past programs have been successful, helping families with minor and emergency home rehabilitations. These repairs were completed for low-to-moderate income households, many of them elderly or disabled. The City has met or exceeded established goals in previous years. However, the expansion of and development in North Texas has increased business for area contractors, leading to the City’s difficulty finding reliable contractors in the area willing to accept small projects in the emergency and minor rehabilitation program. This difficulty has hindered the completion of scheduled rehabilitation projects. Additionally, some homes qualifying for minor and emergency rehabilitation in previous years...
still required demolition a short time later. This has led to the elimination of the minor rehabilitations, though emergency rehabilitations are still vital to keeping homes safe and livable for extremely low-income to moderate-income residents. The City has determined that infrastructure improvements will be a better investment of public funds. By undertaking infrastructure projects in low-to-moderate income neighborhoods, entire neighborhoods will be improved and larger projects can be completed. Infrastructure improvements will improve accessibility, safety, and property values. Improved streets will support the City's Affordable Housing Program, which incentivizes the construction of new single family homes in established neighborhoods that sell for $115,000 or less. The incentives for the Affordable Housing Program are financed through the City's General Fund.

4. **Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In the preparation of the plan, the City of Denison followed the guidelines established in its Citizen Participation Plan which was adopted in 1997 and updated in 2009. The purpose of the Citizens Participation Plan is to encourage public input during the preparation of the Consolidated Plan, as well as for any future amendments and other related documents. There were two (2) public hearings, held on June 21, 2018 and on July 16, 2018. The first public hearing held with the CDBG Steering Committee. The second meeting was held with the Denison City Council.

5. **Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Consolidated Plan.

The comment period will run from May 20, 2018 to June 20, 2018, which satisfies the 30-day notification requirement. The Public Hearing on the 2018 Annual Action Plan was held by the CDBG Steering Committee on June 21, 2018. No comments were received. The Public Hearing for the City Council was held on July 16, 2018 to receive comments on the 2018 Annual Action Plan.

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

No comments were received at the City Council Public Hearing July 16, 2018.

7. **Summary**
PR-05 Lead & Responsible Agencies – 91.200(b)

1. **Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Agency</td>
<td>DENISON</td>
<td></td>
</tr>
<tr>
<td>CDBG Administrator</td>
<td>Kimberly Murray</td>
<td>Community and Development Services</td>
</tr>
</tbody>
</table>

Table 1 – Responsible Agencies

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

1. Kimberly L. Murray, CEcD, AICP  
   Director of Community and Development Services  
   (903) 465-2720 ext. 2466  
   500 W Chestnut Street  
   Denison, Texas 75020

2. Bill Medina, Parks and Recreation Management Assistant  
   (903) 465–2720 ext. 2031  
   531 W Chestnut Street  
   Denison, Texas 75020
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Denison's Office of Community Development consulted with public and private organizations during the preparation and development of the plan. The most important agencies consulted included city departments, such as the Utilities Department and the Department of Public Works, and quasi-private organizations, such as Denison Housing Authority, Grayson Housing Authority, Grayson County Shelter and the Salvation Army. To allow for comments at all phases of the Action Plan process, the Community Development Block Grant Steering Committee conducted public hearings throughout the development of the plan. The steering committee sought as much input as possible to be sure the plan was encompassing as possible. Core groups of selected agencies were contacted and consulted on a one-on-one basis. These agencies have been involved in the program since 1995 and have had valuable insight to future needs.

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(l))

The City of Denison's Office of Community Development conferred with the Grayson County Shelter and the Salvation Army regarding the homeless population of the area. The City of Denison is aware that there is a homeless population that is not being served. The amount of the CDBG grant will not allow the City of Denison to provide assistance to every need. The Office of Community Development is willing to assist the agencies in searching for local, state, and federal grants.

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 of Denison's Office of Community Development conferred with the Grayson County Shelter and the Salvation Army regarding the homeless population of the area. The City of Denison is aware that there is a homeless population that is not being served. The amount of the CDBG grant will not allow the City of Denison to provide assistance to every need. The Office of Community Development is willing to assist the agencies in searching for local, state, and federal grants.
Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Denison does not allocate ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>DENISON HOUSING AUTHORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>PHA</td>
</tr>
<tr>
<td></td>
<td>Services-homeless</td>
</tr>
<tr>
<td></td>
<td>Other government - Local</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Public Housing Needs</td>
</tr>
</tbody>
</table>

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

The City of Denison's Office of Community Development conferred with local and state agencies regarding housing and other needs of children, elderly persons, persons with disabilities, homeless persons and other persons served by these agencies. Throughout the planning process conferences by telephone, office visits and meetings contributed to the development of the assessment, the needs analysis and the strategy.

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

There was no other consultation due to the limited number of service providers.

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

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts
Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

In the preparation of the plan, the City of Denison followed the guidelines established in its Citizen
Participation Plan which was adopted in 1997 and updated in 2009. The purpose of the Citizens
Participation Plan is to encourage public input during the preparation of the Consolidated Plan, as well
as for any future amendments and other related documents. There were two (2) meetings held with
the Community Development Block Grant (CDBG) Steering Committee; these occurred on April 20,
2018 and on July 2, 2018. The public hearing was held on June 21, 2018 to receive comments on the
draft Plan. The Denison City Council also held a public hearing on this Annual Action Plan on July 16,
2018.
Expected Resources

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

Introduction

Priority Table

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Remainder of ConPlan $</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public-federal</td>
<td>Admin and Planning Economic Development Housing Public Improvements Public Services Demolition</td>
<td>Annual Allocation: $341,381 Program Income: $0 Prior Year Resources still available: $100,287</td>
<td>Total: $441,668</td>
<td>CDBG Funding is the only source for emergency rehabilitation projects for low-to-moderate income households. Additionally, the City has a Section 108 loan to fund infrastructure projects in low-moderate income neighborhoods</td>
</tr>
</tbody>
</table>

Table 4 - 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

We do not anticipate leveraging federal funds with any other source of income.
If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

N/A

Discussion

Resources will be used to support a $1.55M Section 108 loan that will be paired with prior year monies to fund street improvements in eligible low to moderate income neighborhoods. The City will also continue doing emergency-only housing repairs for eligible households, code enforcement eligible public service activities and public facility improvements in eligible neighborhood parks.

Reallocation of past CDBG Funds: Amendment

This year’s annual action plan will include reprogramming unspent funds from prior years 2014 and 2016 to in order to meet additional needs.

2014 Minor Rehab/Emergency Rehab funds: $66,927.42

2016 Administration funds: $33,360.45

Total: $100,287.87

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
</table>

Goal Description: The City of Denison will look to support demolition projects that meet the national objective of elimination of slum and blight.

Table 8 – Project Summary

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Property Demolition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Elimination of Slum and Blight/dilapidated property</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Slum and Blight</td>
</tr>
<tr>
<td>Funding</td>
<td>2014 &amp; 2016 Reallocated CDBG: $100,287.87</td>
</tr>
<tr>
<td>Description</td>
<td></td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>9/30/2018</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----------</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>Citywide.</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Demolition of slum and blighted, unsafe properties.</td>
</tr>
</tbody>
</table>
Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Minor/Emergency Rehabilitation</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing Homeless</td>
<td>City of Denison, Texas</td>
<td>Minor/Emergency Maintenance/Rehabilitation</td>
<td>CDBG: $50,000</td>
<td>Homeowner Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>City of Denison, Texas</td>
<td></td>
<td></td>
<td>Rehabilitated: 20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Household Housing Unit</td>
</tr>
<tr>
<td>2</td>
<td>Infrastructure Projects</td>
<td>2016</td>
<td>2019</td>
<td>Section 108 Loan Program</td>
<td>City of Denison, Texas</td>
<td>Infrastructure Projects</td>
<td>CDBG: $189,000</td>
<td>Other:</td>
</tr>
<tr>
<td>3</td>
<td>Code Enforcement</td>
<td>2018</td>
<td>2019</td>
<td></td>
<td>City of Denison, Texas</td>
<td>Targeted deteriorated areas</td>
<td>CDBG: $34,000</td>
<td>Code compliance</td>
</tr>
<tr>
<td>4</td>
<td>Parks Facilities Rehabilitation</td>
<td>2018</td>
<td>2019</td>
<td></td>
<td>City of Denison, Texas</td>
<td>Deteriorating Play ground Facilities</td>
<td>CDBG: $33,381</td>
<td>New equipment</td>
</tr>
</tbody>
</table>

Table 5 – Goals Summary

Goal Descriptions

1. Goal Name: Minor/Emergency Maintenance and Rehabilitation
   Goal Description: The City of Denison will look to provide emergency home repairs for at least 20 households. Emergency priorities have been defined and prioritized by the City's Community Development Block Grant Steering Committee to include gas leaks, heating/AC work, minor roof repairs, façade painting and repairs, and hazardous wiring/minor electrical repairs.

2. Goal Name: Infrastructure Projects
   Goal Description: The City of Denison has worked with both the Fort Worth and Washington DC HUD Offices to identify a street improvement program to be funded by a Section 108 loan and prior year CDBG funds.
<table>
<thead>
<tr>
<th><strong>Goal Description</strong></th>
<th>The City of Denison will look to support code compliance and minimum property standards to support safe, affordable housing in eligible neighborhoods.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal Name</strong></td>
<td>Public Facilities</td>
</tr>
<tr>
<td><strong>Goal Description</strong></td>
<td>The City of Denison will look to replace unsafe, dilapidated playground equipment in eligible neighborhood parks.</td>
</tr>
</tbody>
</table>

Table 6 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City of Denison will not be providing affordable housing.
AP-35 Projects – 91.220(d)

Introduction

The City of Denison plans to undertake the following activities and meet the following objectives under its 2018 Community Development Block Grant program:

Program Administration- A portion of the salaries of two City staff will be paid for using CDBG funds to assist with the administration and oversight of grant funded activities. This is in keeping with past years’ administrative operations.

Emergency Maintenance/Rehabilitation - High Priority; The City will administer the owner-occupied emergency rehabilitation program on at least 20 housing units during the program year. A maximum of $4,000 will be the limit for emergency rehabilitations. The emergency maintenance and rehabilitation projects for example consist of restoring utilities to the house due to forces of nature or replacement of water heater, space heaters or installations for handicap accessibility. Activities could include minor maintenance or exterior painting or repairs to front facades to address minimum property maintenance codes and assist in fostering and maintaining affordable housing.

Infrastructure Improvements- High Priority; The City will leverage CDBG funding to apply for a Section 108 Loan of $1,550,000 which is about five (5) times the award amount. ~$189,000 will be spent on the annual principal and interest payment on the loan. The loan will be used to improve water delivery, wastewater systems, streets, accessibility and mobility, and parks. Projects will be completed in neighborhoods with at least 51% low-to-moderate income residents. Projects will improve the livability of neighborhoods long-term while also improving neighborhood safety and property values.

Code Enforcement – High Priority; a portion of the salary of one Code Enforcement Officer will be paid for using CDBG funds to assist with code enforcement activities.

Public Facilities- High Priority; The City of Denison will look to replace unsafe, dilapidated playground equipment in eligible neighborhood parks.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Emergency Rehabilitation</td>
</tr>
<tr>
<td>2</td>
<td>Administration</td>
</tr>
<tr>
<td>3</td>
<td>Section 108 Infrastructure Improvements</td>
</tr>
<tr>
<td>4</td>
<td>Code Enforcement</td>
</tr>
<tr>
<td>5</td>
<td>Public Facilities</td>
</tr>
</tbody>
</table>

Table 7 – Project Information

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

## AP-38 Projects Summary

### Project Summary Information

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Target Area</th>
<th>Goals Supported</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Description</th>
<th>Target Date</th>
<th>Estimate the number and type of families that will benefit from the proposed activities</th>
<th>Location Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Emergency Rehabilitation</td>
<td></td>
<td>Minor/Emergency Rehabilitation</td>
<td>Minor/Emergency Rehabilitation</td>
<td>CDBG: $50,000</td>
<td>Citywide; recipient households will qualify based on HUD defined income limits for low to moderate income households.</td>
<td>9/30/2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Planned Activities: Emergency Rehabilitation - High Priority; The City will administer the owner-occupied emergency rehabilitation program on approximately 20 housing units during the program year. A maximum of $4,000 will be the limit for emergency rehabilitations. The emergency rehabilitation projects consist of restoring utilities to the house due to forces of nature or replacement of water heater, space heaters or installations for handicap accessibility. Activities will also include minor maintenance or exterior painting or repairs to front facades to address minimum property maintenance codes These activities will assist in fostering and maintaining affordable housing.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Administration</td>
<td></td>
<td>Minor/Emergency Rehabilitation</td>
<td>Infrastructure Projects/Code</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Needs Addressed                  | Infrastructure Projects  
|                                 | Minor/Emergency Rehabilitation |
| Funding                        | CDBG: $ 35,000                |
| Description                    |                              |
| Target Date                    | 9/30/2018                    |
| Estimate the number and type of families that will benefit from the proposed activities | Funds will be used for program administration for listed projects in low to moderate income areas. |
| Location Description           | N/A                           |
| Planned Activities             | Program administration includes reimbursement for a small portion of two staff positions in the City of Denison directly involved with management of the block grant program and related activities. |

<p>| Project Name                  | Section 108 Infrastructure Improvements |
| Target Area                   |                                             |
| Goals Supported               | Infrastructure Projects                     |
| Needs Addressed               | Infrastructure Projects                     |
| Funding                       | CDBG: $ 1,151,290.48                      |
| Description                   | Annual approximate payment of $189,000      |
| Target Date                   | 9/30/2018                                  |
| Estimate the number and type of families that will benefit from the proposed activities | Street improvements have been constructed in eligible low to moderate income neighborhoods throughout the City. These areas have received approval and review from the Washington DC HUD Office as part of the Section 108 loan approval process. Denison will continue to pay on the note. |
| Location Description          | Citywide.                                  |
| Planned Activities            | The City of Denison that qualify as low to moderate income neighborhoods. |</p>
<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Code Enforcement</td>
<td>Code Enforcement in eligible low to moderate income neighborhoods throughout the City.</td>
</tr>
<tr>
<td></td>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Goals Supported</td>
<td>Code Enforcement and minimum property standards</td>
</tr>
<tr>
<td></td>
<td>Needs Addressed</td>
<td>Minimum property standards and code compliance</td>
</tr>
<tr>
<td></td>
<td>Funding</td>
<td>CDBG: $34,000</td>
</tr>
<tr>
<td></td>
<td>Target Date</td>
<td>9/30/2018</td>
</tr>
<tr>
<td></td>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Code Enforcement in eligible low to moderate income neighborhoods throughout the City.</td>
</tr>
<tr>
<td></td>
<td>Location Description</td>
<td>Citywide.</td>
</tr>
<tr>
<td></td>
<td>Planned Activities</td>
<td>80% of one staff position salary is to be funded for code enforcement activities in deteriorated areas of the City in qualifying low to moderate income neighborhoods.</td>
</tr>
<tr>
<td>5</td>
<td>Public Facilities and Improvements</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Goals Supported</td>
<td>Facilities improvements</td>
</tr>
<tr>
<td></td>
<td>Needs Addressed</td>
<td>Deteriorated public facilities</td>
</tr>
<tr>
<td></td>
<td>Funding</td>
<td>CDBG: $33,381</td>
</tr>
<tr>
<td></td>
<td>Target Date</td>
<td>9/30/2018</td>
</tr>
<tr>
<td></td>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>City-wide and specifically families in the neighborhood.</td>
</tr>
<tr>
<td></td>
<td>Location Description</td>
<td>Citywide.</td>
</tr>
<tr>
<td></td>
<td>Planned Activities</td>
<td>The City of Denison has deteriorated unsafe playground equipment that will be replaced in qualifying low to moderate income neighborhoods.</td>
</tr>
</tbody>
</table>
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's emergency housing rehabilitation program is available city wide. Most rehabilitation projects take place in the older areas of the city where a higher percentage of housing has substandard conditions. Infrastructure improvements will be planned for neighborhoods with at least 51% low-to-moderate income residents.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Denison, Texas</td>
<td>100</td>
</tr>
</tbody>
</table>

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Emergency rehabilitation projects are intended to improve the safety of a home when the residents do not have the means to do so. These cover basic issues, including heating and plumbing issues and gas leaks. These emergencies are not dependent on geographic location. However, infrastructure improvements, because they affect a more widespread area, will be focused on the areas of highest need, namely low-to-moderate income neighborhoods.

Discussion

No further discussion at this time.
Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The emergency rehabilitation projects will only address existing single family owner occupied households city wide. These emergency repairs help to keep residents in their homes.

<table>
<thead>
<tr>
<th>Homeless</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Homeless</td>
<td>20</td>
</tr>
<tr>
<td>Special-Needs</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>20</strong></td>
</tr>
</tbody>
</table>

Table 10 - One Year Goals for Affordable Housing by Support Requirement

<table>
<thead>
<tr>
<th>Rental Assistance</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Production of New Units</td>
<td>0</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
<td>20</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>20</strong></td>
</tr>
</tbody>
</table>

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

The emergency maintenance and rehabilitation program is available to remedy emergency health and safety issues related to plumbing, electrical, roofing, siding, painting, repair, and heat/HVAC repairs in existing homes in Denison.
AP-60 Public Housing – 91.220(h)

Introduction

Denison Housing Authority (DHA) administers 325 units of Public Housing. The agency was established in 1942 and is governed by a Board of Commissioners. The Board consists of 5 members appointed by the Mayor. The mission of the Housing Authority is: (1) to serve the needs of the low and very-low income families and to increase the availability of safe, sanitary and affordable housing in its community; (2) ensure equal opportunity in housing; (3) promote self-sufficiency to the families and individuals it serves; and (4) improve quality of life and economic viability.

The City created an Affordable Housing Program, which incentivizes the construction of new single family homes that sell for $115,000 or less, as a way to encourage low to moderate income families to consider homeownership. Approximately 70 homes have been constructed in this program Since 2015 and we expect construction of homes in this price range in existing neighborhoods to remain active due to the City's incentives.

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

The City of Denison's Office of Community Development will continue to work with the Denison Housing Authority and offer assistance within the program guidelines. We will continue to target residents for possibilities of affordable housing opportunities. Public Housing improvements will not be addressed in the City of Denison's 2018 Action Plan.

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

The City of Denison actively incentivizes an Affordable Housing Program to attract builders that construct new single family homes in existing neighborhoods. These homes sell for $115,000 or less. The City Council approved a tax-credit apartment complex with 144 units that is currently under construction. While this won't contribute to homeownership, it will allow Denison residents a safe and affordable income-based rental opportunity in the near future.

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

The PHA is not designated as troubled.
Discussion

Denison is seeing significant housing stock growth with affordable homes, a tax-credit/income-based apartment complex under construction, and dozens of new market rate homes citywide.

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

**Introduction**

The City of Denison's strategy for developing a system to address homelessness and the priority needs of the homeless person and families is to continue to support those agencies involved with this segment of our population. For a city the size of Denison we are fortunate to have the Grayson County Shelter located here. Their job performance is excellent and they are fulfilling a need that would otherwise not be address this efficient. When requested, the Office of Community Development will assist with the submission of grant packet to federal, state and local entities to continue with their work.

**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**

Denison Public Library has sponsored canned food drives to collect food items to give to Grayson County Shelter. Grayson County Shelter is able to distribute these food items to homeless individuals and those experiencing housing-related distress.

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

The Grayson County Shelter and the Salvation Army are doing an excellent job supporting and reaching out to homeless persons with limited funds available.

**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.**
With these limited funds, the Grayson County Shelter and the Salvation Army meet the transitional needs of the homeless in a reactionary manner rather than a planning process. The nature and extent of unsheltered and sheltered homelessness fluctuates greatly depending on the weather patterns. The same factors apply to both sheltered and unsheltered homelessness.

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.

Our strategy to prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless is limited with resources available to the City. If the reason for the homelessness is caused to the condition of the home we can use emergency rehabilitation funds to complete repairs and ensure safe, sanitary, decent housing. When a family has utility bill overdue that will cause a disconnection of that utility, we will refer them to the Texoma Council of Governments for assistance in paying the bill. When situations arise for which we cannot give direction, we refer them to the Grayson County Shelter for assistance.

Discussion

No further discussion at this time.

<table>
<thead>
<tr>
<th>One year goals for the number of households to be provided housing through the use of HOPWA for:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family</td>
</tr>
<tr>
<td>Tenant-based rental assistance</td>
</tr>
<tr>
<td>Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated</td>
</tr>
<tr>
<td>Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>
AP-75 Barriers to affordable housing – 91.220(j)

Introduction

There appears to be no overt barriers to the development of affordable housing in Denison. City policies have been set up to encourage the development and maintenance of affordable housing. The City of Denison also promotes fair housing to ensure affordable units be available to all citizens.

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

No barriers identified at this time.

Discussion

No further discussion at this time.
AP-85 Other Actions – 91.220(k)

Introduction

The City of Denison’ Office of Community Development consulted with public and private organizations during the preparation and development of the Plan. The most important agencies consulted included various departments of the city such as Utilities Department, Public Works, and quasi-private organizations such as Denison Housing Authority, Grayson Housing Authority, Grayson County Shelter and the Salvation Army. To provide comments at all phases of the Consolidated Plan process, the Community Development Block Grant Steering Committee conducted public hearings during the development of the Plan. It is important to receive as much input as possible to be sure the plan is as encompassing as possible. There were core groups of selected agencies contacted and consulted on a one-on-one basis. These agencies had been involved in the program since 1995 and had a valuable insight to future needs.

Actions planned to address obstacles to meeting underserved needs

The only obstacles that would prevent the City of Denison from meeting all of the underserved needs is the amount of resources available. We believe that a large portion of those underserved are the elderly and frail elderly with deteriorated living conditions. Owner-occupied housing, especially the elderly and frail elderly home owners, are the highest priority for emergency repairs.

Actions planned to foster and maintain affordable housing

The emergency rehabilitation program is designed to prolong the life of the housing stock. This process gives existing low to moderate income home owners the opportunity to remain in their home. The City of Denison general fund supports the affordable housing initiative by donating vacant lots to builders making a commitment to construct affordable homes. The City's Affordable Housing Program has been wildly successful and has resulted in the creation of dozens of new single family homes that sell for $115,000 or less. Additionally, the City Council approved a 144 unit tax-credit financed apartment project that will offer residents apartment homes at rents based on income. The complex was completed this year.

Actions planned to reduce lead-based paint hazards

With the limited funding for the rehabilitation programs and the age of the housing stock in the City it
was decided that we would not perform substantial rehab projects now and in the near future. The program will emphasize emergency rehabilitation and maintenance projects. There is a limit of $4,000 on emergency rehabilitations with the "do no harm" approach to the projects. The contractors are directed to use safe work practices while performing these projects.

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

Each activity in the 2018 Action Plan will have an effect on poverty level households. The emergency rehabilitation projects will assist with repairs to the home, improving the safety and livability of the home. The homeowner can use the money they would have used to complete the repairs for other necessary expenses. Street improvements will support neighborhood revitalization and increased mobility.

**Actions planned to develop institutional structure**

The actions that will take place in developing institutional structure include the following:

a. The City of Denison's Office of Community Development will carry out the Housing and Community Development Strategy as proposed in the consolidated plan. This office is responsible for the coordination of the Community Development Block Grant Program.

b. The Office of Community Development will administer the CDBG Owner-Occupied Emergency Housing Rehabilitation Program for the 2018 program year.

c. The City will administer the CDBG Infrastructure Improvements Program for the 2018 program year.

d. The City will fund 80% of one Code Enforcement Officer to assist with compliance with minimum safety codes.

e. The City will administer CDBG funds to replace outdated, dilapidated playground equipment in eligible areas.

Private builders and lending institutions will continue, with the assistance of the City, to develop affordable housing in Denison. This will be accomplished through the City's program to give lots to builders who agree to construct affordable housing.

The institutional structure of public, non-profit and private organizations described above generally function well in meeting the needs of families and individuals in the City of Denison. The lack of funding
for serving those in need is the only gap in the institutional structure.

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

Private builders and lending institutions will continue, with the assistance of the City, to develop affordable housing in Denison.

**Discussion**

No further discussion at this time.
Program Specific Requirements

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

Introduction

The Emergency Maintenance and Rehabilitation Program will address needs in existing homes. The emphasis is placed on trying to extend the life of the home by providing these repairs in a timely manner. The rehabilitation programs are targeted to the extremely low, low and moderate income households of Denison. During the period covered by this 2018 Action Plan we will attempt to complete 20 emergency rehabilitation projects. Of the total grant amount of $310,171, $50,000 is proposed to be spent on this activity.

The Infrastructure Improvement Program will address the aging and insufficient infrastructure in older neighborhoods in the city. Focus areas include improvements of water delivery, wastewater, streets, accessibility and mobility, and parks. These projects improve the quality of the overall neighborhood, benefitting all residents of the neighborhood and improving property values and livability. Projects will benefit low-to-moderate residents and will be conducted in neighborhoods with at least 51% low-to-moderate income residents. Of the total grant amount of $310,171, ~$189,000 will be spent on this activity for Section 108 loan repayment.

The Code Enforcement Program will continue to address code violations that impact the safety and welfare of eligible neighborhoods.

The Public Facilities Program will help to fund needed public infrastructure (playground equipment) in the most needed areas posing safety issues due to outdated, dilapidated structures.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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

Annual Action Plan 2018

OMB Control No: 2506-0117 (exp. 07/31/2015)
5. The amount of income from float-funded activities 0

Total Program Income: 0

Other CDBG Requirements

1. The amount of urgent need activities 0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 85.00%

Discussion

An estimate of program year 2018 funding is as follows:

Expected award of $ 341,381

$50,000 for emergency home repairs
~$189,000 Section 108 loan repayment/associated infrastructure repairs
$34,000 for Code Enforcement
$35,000 for Program Administration
$33,381 for Public Facilities

$100,287 from Program years 2014 and 2016 to be reallocated to Property Demolition.
Public Notice

Public Notice

1213 East 35th Street
Memphis, TN 38111

To Whom It May Concern:

Notice is hereby given to all interested persons that there have been executed a certain instrument of conveyance, to-wit:

The City of Memphis, State of Tennessee, and county of Shelby, to-wit:

A true statement of all interests in the aforesaid property as shown by public record is as follows:

The City of Memphis, State of Tennessee, to-wit:

The City of Memphis hereby gives notice that it intends to acquire the property described herein for public purposes. The City of Memphis reserves the right to acquire any and all interests.

The property is located at 1213 East 35th Street, Memphis, TN 38111, and is subject to the following restrictions:

The City of Memphis reserves the right to acquire any and all interests.

Sincerely,

[Signature]

City of Memphis
Assistant City Manager

CITY OF MEMPHIS

Annual Action Plan

2018

OMB Control No: 2506-0117 (exp. 07/31/2015)
Affidavit of Publication

STATE OF TEXAS) COUNTY OF GRAYSON) SS:

CITY OF DENISON, ROP PO BOX 347 DENISON TX 75021

Account # 49752
Ad Number 0001115800

Jeanine Sewell, being 1st duly sworn, deposes and says: That (s)he is the Legal Clerk for the Herald Democrat, a daily newspaper regularly issued, published and circulated in the City of Sherman, County of Grayson, State of Texas, and that the advertisement,

PUBLIC HEARING ON THE 2018 ACTION PLAN The Denison Community Development Block Grant Steering Committee will conduct a Public Hearing and act on the 2018 Actio

a true copy attached for, was published in said Herald Democrat in 1 edition(s) of said newspaper issued from 05/20/2018 to 05/20/2018, on the following days: 05/20/18

Subscribed and sworn to before me on this 21st day of May, 2018

Notary, Michelle Henderson

OMB Control No: 2506-0117 (exp. 07/31/2015)
Citizen Participation Comments
None received June 21, 2018 or July 16, 2018.