

CAPER PY-2021-22 – CITY OF IRVING, TEXAS

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) is an end-of-year requirement of the U.S. Department of Housing and Urban Development (HUD). The purpose of the CAPER is to provide an overall evaluation of federally-funded activities and accomplishments to HUD and the community. The summary of progresses and accomplishments made by the City of Irving were done to achieve the goals identified in the 2019-2023 Consolidated Plan as well as in the Program Year (PY) 2021 Action Plan. The Program Year 2021-2022 CAPER was submitted electronically to HUD via the Integrated Disbursement and Information System (IDIS) in December 2022.

To comply with regulations set forth by HUD regarding programs associated with the Community Development Block Grant (CDBG), HOME Investment Partnerships Grant (HOME), and Emergency Solutions Grant (ESG), this report provided the public and HUD with an assessment of the City's accomplishments in utilizing these funds during the period of October 1, 2021 through September 30, 2022.

The City of Irving received an overall total of **\$3,328,525** in funding from HUD for PY 2021 (\$808,960 in HOME funds, \$2,322,904 in CDBG funds, and \$196,661 in ESG). The City of Irving is an entitlement City that is authorized by HUD to receive and administer the Federal allocation of grant funds each year. These funds must be expended with services or activities to meet at least one or more of the three (3) National Objectives set by HUD:

1. Benefitting low-to-moderate income persons and families
2. Preventing, reducing, or eliminating slum and blight, or
3. Meeting an urgent community need (ex. disaster relief)

The City is pleased to note that CDBG, HOME and ESG funds received during PY2021 (October 1, 2021 through September 30, 2022) enabled the City of Irving to improve housing, strengthen neighborhoods, and provide much needed services for low and moderate-income residents.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Expand and Improve Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5700	0	0%	0	0	0%
1B Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	855	0	0%	5000	7640	152.80%

2A Provide Owner Occupied Housing Rehab/Reconstruc	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	19	40%	5	9	180%
2B Increase Homeownership Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	25	0	0%	1	0	0%
2B Increase Homeownership Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	2	0%	3	0	0%
2C Increase Affordable Rental Housing Opportunitie	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	2	6	300%	1	0	0%
3A Provide Supportive Services LMI/Special Needs	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	1931	19.31%	361	36	9.97%
3A Provide Supportive Services LMI/Special Needs	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	80	0%	0	178	148%

3A Provide Supportive Services LMI/Special Needs	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	355	0%	120	75	62.50%
5A Provide Homeless Prevention Services	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	75	23	30.67%	120	0	0%
5B Provide Shelter Services	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	1360	0	0%	120	178	148 %
5C Provide Assistance for Rapid Re-Housing	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	14	28%	64	8	13 %
5D Homeless Management Information System (HMIS)	Homeless	ESG: \$	Other	Other	1	0	0%	1	0	0%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Priorities are determined as defined in the City of Irving's Consolidated Plan and carried out based on each Annual Action Plan. These priorities include the following projects: 1. Affordable Housing, 2. Homeless Services and Homelessness Prevention, 3. Public Service Programs, 4. Rental Acquisition and Rehabilitation, 5. Economic Development, 6. Public Facilities, 7. Public Improvements/Infrastructure, and 8. Fair Housing. The Housing and Redevelopment Division , in its planning and accomplishment efforts, carried out all activities to address these priorities within the

scope of available resources, partnerships, capacities and as well as guidance from City Council and the Housing and Human Services Board.

To meet the aforementioned national objectives, Irving offered a wide variety of activities funded through HUD grants, that included home rehabilitation, emergency home repair, the funding of local non-profit organizations, and the provision of homeless prevention and assistance services through public service/non-profit partnerships and in-house programs. **CDBG** funds were used to revitalize neighborhoods, expand affordable housing and to improve community facilities and services. **HOME** grant funds were used for affordable housing activities, such as new construction of single family homes and Down Payment Assistance. **ESG** funds assisted homeless persons and homelessness prevention.

Major program accomplishments were as follows:

Nine **(9)** single-family homes rehabilitated, **(155)** people identified in the homeless count, Eight **(8)** households assisted through the in-house ESG programs, **(289)** people assisted through funded non-profits (CDBG), **(1658)** Shelter Management hours provided, and **\$101,042** in rental payments and emergency assistance through partnerships with Salvation Army and Irving Cares.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	104	0	4
Black or African American	160	0	9
Asian	7	0	1
American Indian or American Native	1	0	0
Native Hawaiian or Other Pacific Islander	1	0	0
Total	273	0	14
Hispanic	41	0	3
Not Hispanic	232	0	11

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

As noted in the racial and ethnic categories in the above chart (CDBG) of those who reported in Public Services were **264**, and Housing Rehabilitation reported **9** assisted, which brings the total to **273**. An additional **25** people were classified in racial and ethnic categories not listed in the chart, which brings the Public Services and Rehabilitation programs total to **298** beneficiaries.

For the ESG category through the City's In-house ESG programs, there were no in-house beneficiaries who identified as multi-racial or undecided, which brings the ESG overall total to **14** people assisted.

Additionally, Public Facilities Improvements with park renovations are currently ongoing in which area residents of Irving will benefit from.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$2,332,904	\$1,922,768.09
HOME	public - federal	\$808,960	\$954,228.13
ESG	public - federal	\$196,661	\$94,420.92

Table 3 - Resources Made Available

Narrative

The City of Irving effectively used grant resources to meet the goals and objectives as set forth in the Consolidated Plan.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide/Administrative	100	100	Admin or Citywide Projects

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Irving operated the majority of its HUD-funded community development programs on a city-wide basis to ensure access by all citizens of low and moderate income levels; however, participation is clearly concentrated in the southern and eastern portions of the City. Public Improvement projects were conducted as area benefit projects within specific low-mod service areas. Senter Park Recreation Center is located near South Irving. CDBG funds were used to renovate the recreation center, which is located in a low-mod census tract area. Senter Phase 4 included renovations to the Racquetball Court restrooms and corridor, mechanical room, ADA parking lot development, and second floor new window installation and glazing.

The majority of senior citizens are located in the southern and eastern sections of the city, and this region contains the oldest housing stock, which is more likely to be in need of home rehabilitation. These are two of the factors that cause the Housing Rehabilitation Program and the Emergency Repair Program to be concentrated in these areas. Given these factors, the City of Irving focuses marketing and outreach efforts in this region for that particular program. The Housing and Redevelopment Division created a Outreach Coordinator position to promote community development programs and educated the Irving community about the different type of services provided. By developing this position the goal is to increase the number of client served, which would increase investment of federal funds in the community. Outreach efforts were took place at a variety of locations, which include but not limited to

the Heritage Senior Center located in Downtown Irving, Nimitz High School near South Irving, and the Veteran Affairs Aviation Institute of Maintenance near West Irving. During these outreach events and meetings, the City promoted the Down Payment Assistance Program, Rental and Homelessness programs, and Home Rehabilitation program. Outreach efforts also took place at local events, such as the St. Patrick's Day event, the Juneteenth Celebration, and the Irving ISD Network Luncheon.

In particular, the City of Irving's Down Payment Assistance Program may purchase a home anywhere within the city limits of Irving; however, because homes are less expensive in this region, most participants choose to purchase homes in the southern and eastern sections of the city. In addition, new construction tends to be in these areas due to lower land costs and infill projects.

Non-profit social service agencies serve all of the eligible citizens of the City of Irving and are distributed throughout the city. The majority of the social service agencies that receive HUD funds, however, are located in the southern region, in close proximity to those they serve.

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Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Sources of match and leveraging were:

Waiver of City building inspection and development fees for affordable housing activities funded with CDBG or HOME funds.

Partnerships with area faith based organizations to provide homelessness prevention services to Irving residents through non-federal funds.

HOME matching commitments for the 2021 program year were made from the following sources:

Waiver of building inspection and development fees for affordable housing activities funded with CDBG or HOME funds.

Volunteer professional services and/or donated materials for the construction or rehab of homes by CHDOs.

* Private financing of CHDO property acquisition and construction costs.

How were matching requirements satisfied?

The City of Irving requires that all eligible HOME expenditures be matched a minimum of 25%.

The City of Irving requires that each ESG sub-recipient provide a 100% match in funds received, which satisfies the matching requirements of ESG funds. Additionally, the City of Irving owns the building in which the Brighter Tomorrows emergency shelter is housed.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$24,987.65
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$24,987.65
4. Match liability for current Federal fiscal year	\$222,285.72
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$0

Table 5 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
411 Lilac Ln	12/13/2021	0	\$260	0	0	0	0	\$260
902 Sam Hill St	2/11/2022	0	\$170	0	0	0	0	\$170
1022 Joslin St	3/3/2022	0	\$260	0	0	0	0	\$260
2606 W Newton Cir	4/12/2022	0	\$260	0	0	0	0	\$260
2216 Biscayne Dr	6/17/2022	0	\$65	0	0	0	0	\$65
3102 Cheyenne St	7/6/2022	0	\$170	0	0	0	0	\$170
729 Sam Hill St	7/7/2022	0	\$65	0	0	0	0	\$65
2207 Muret St	7/15/2022	0	\$65	0	0	0	0	\$65
3101 Lark Lane	7/19/2022	0	\$65	0	0	0	0	\$65
2603 Newton Cir	8/3/2022	0	\$195	0	0	0	0	\$195
1519 Fowler St	8/19/2022	0	\$260	0	0	\$10,509	0	\$10,769
1520 Carolyn St	8/25/2022	0	\$260	0	0	\$0	0	\$0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	5	8
Number of Non-Homeless households to be provided affordable housing units	140	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	145	8

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	124	83
Number of households supported through The Production of New Units	3	0
Number of households supported through Rehab of Existing Units	5	9
Number of households supported through Acquisition of Existing Units	3	0
Total	135	92

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The charts above reflect CDBG, HOME, and ESG.

Applicants interested in purchasing a home are eligible to receive up to \$50,000 in down payment and closing cost assistance for both newly constructed and existing pre-owned homes. This change, voted on previously by the City Council, has significantly helped potential homebuyers to have the ability move forward toward purchasing a home in spite of the ever increasing prices of the housing market. Beneficiaries of DPA are required to attend a minimum of 8 hours of homebuyer education

classes prior to closing. Topics presented include information on obtaining mortgages, improving credit, selecting and inspecting a home, home maintenance, and related issues. Due to the unexpected and excessive rise in housing costs, coupled with the lack of decent affordable housing units, the DPA program stalled in providing homebuyer assistance to families looking to purchase affordable homes. Once these changes were made to the program, the City received an abrupt increase in applications from citizens seeking homebuyer assistance, many were able to better qualify and meet the high costs associated with the rising housing market in Irving because of the increase in down payment assistance. Although there has been a spike in applications, the Down Payment Assistance Program did not meet its goal to provide assistance toward the acquisition of affordable housing properties. The high cost and competitive housing market has caused significant barriers to First-Time Homebuyers in the Irving community. However, the Housing and Redevelopment Division is making strides toward making affordable housing more accessible by making changes to the Down Payment Assistance Program Policies and Procedures. These changes included increasing front-end ratio to 35% and back-end ratio to 45%.

The City of Irving also provided housing, in the form of ESG-funded rapid re-housing program. The housing market continues to create difficulties for client placement. As fewer people are purchasing homes, fewer rental units are available to homeless persons approved for assistance. The Housing and Redevelopment Division is working with city management to leverage prior year funds with private investment to increase the number of affordable units in the upcoming year.

Discuss how these outcomes will impact future annual action plans.

The City of Irving remains committed to its Down Payment Assistance program. However, the City of Irving estimates significantly fewer instances of assistance provision in the near future. HOME funds will continue to be allocated for CHDO construction efforts. Much of these construction efforts will be geared toward the development of affordable opportunities.

The City of Irving continues to address the housing availability issue as it relates to homelessness. Irving has been working with local non-profit agencies and faith-based organizations to develop options for housing. Staff will continue outreach to apartment complex management to explain the benefits of housing program participants.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	211	0
Low-income	42	0
Moderate-income	25	0
Total	278	0

Table 13 – Number of Households Served

Narrative Information

There were **273** persons served during the reporting year through CDBG funded contracts with local human service agencies and City in-house programs. A total of 9 households were served through the City housing rehabilitation program. A significant number of persons and household served were identified as extremely low-income. 211 extremely low-income persons and households received assistance through shelter services and the Meals on Wheels program. A total of 42 households were identified as low-income and a total of 25 households were identified as moderate-income. Data and information gathered suggest that the number of extremely low-income households and those at-risk of experiencing surpasses that of other household income levels.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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. The majority of the services for the homeless are located in Irving and some in the Greater Dallas County area.

City of Irving also works with the Police and Courts as referral entities, and continues to partner with the Behavior Health Leadership Team. This team consists of Mental Health agencies, Police Department, area Non-Profits, and Hospitals. Irving is a leader in outreach to the homeless population and tailors programs (whether in-house or through private or faith-based resources) to meet those needs.

In addition, the City was instrumental in carrying out the annual Irving Point in Time Homeless Count and Survey in January 2022. The Point in Time Count was 155. This count enables the Irving community to justify the need for more affordable housing in Irving, to apply for funds to better serve the homeless, and to advocate for programs that meet the needs described by the homeless themselves. Recent improvements were made to outreach and coordination of this event, which has resulted in a more accurate accounting of the homeless in Irving. The Irving Point in Time Count and Survey is conducted in coordination with Metro Dallas Homeless Alliance and Texas Homeless Network.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Irving works closely with several faith based organizations that feed and clothe the homeless and has developed a strong referral network for homeless outreach and services. The City of Irving also networks with the Irving ISD's Project PASS, Metrocare Services and City Square's outreach teams, , DV Shelters, and other locations frequented by the homeless. The City of Irving participates in the Dallas Area/Irving Continuum of Care Coordinated Access System.

The City of Irving supports Brighter Tomorrows, an agency that manages an emergency shelter and transitional housing program for victims of domestic abuse. Brighter Tomorrows clients are referred to the City of Irving for rapid re-housing services. The City of Irving typically receives less than \$250,000 per year (CDBG and ESG) to provide homelessness prevention, rapid re-housing, and support to the area domestic violence shelter.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after

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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Chronic poverty is a major issue in the City of Irving, and it is evidenced in the large number of Irving residents who are precariously housed. While the City of Irving has had success in housing homeless individuals and families, the demand for homelessness prevention services has not appreciably dropped in the past two to three years. Lack of full time employment for unskilled workers, high rent costs, pay day lending, and client inability to weather financial emergencies are all contributing factors to the problem. Complicating the issue is a dramatic reduction of assistance funding, both in the public and private sectors.

The Irving Community Action Network continues to meet on a monthly basis to address issues related to crisis poverty and homelessness in Irving. The Irving Community Action Network is comprised of social service and faith-based organizations who serve poverty and “at-risk” populations.

The Housing and Redevelopment Division worked with the HUD field office and the local Continuum of Care to align its available funding more effectively to address the issues faced by the Community. The City of Irving has continued to focus its Emergency Solutions Grant (ESG) funds on rapid re-housing, and some homelessness prevention.

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

Brighter Tomorrows is the main provider of emergency shelter (domestic/relationship violence) and transitional housing and shelter services in Irving. The agency operates transitional housing units in south Irving for homeless families.

ESG funds allowed the City of Irving to provide rental assistance and in-house case management to ensure efficient client transition from homelessness to self-sustainability. The City of Irving works with the network of service providers and the newly formed Behavioral Health Leadership Team for client referrals and wrap around services. City of Irving ESG activities are reported through the HMIS system, as administered by Metro Dallas Homeless Alliance. The City of Irving has also aided area faith-based organizations through facilitation services, best practice information, and resource sharing. Several Irving faith-based organizations have partnered to provide weekly hot meals to clients. During these dinner events, clients are often referred to the City of Irving for rapid re-housing and rental assistance

services.

The City of Irving has long been a partner with the Dallas Area/Irving Continuum of Care and has participated in monthly meetings, application processes, task forces, and HMIS processes. For the development of the ESG program, the City of Irving participated in collaborative effort between members of entitlement communities (those entities directly receiving funds from the U.S. Department of Housing and Urban Development (HUD)), Metro Dallas Homeless Alliance personnel (MDHA - administrators of the Dallas Area/Irving Continuum of Care), and other area service providers.

The City of Irving utilizes CDBG public services funds to assist with short term homelessness prevention; a funding partnership with local faith-based organizations to provide short term homelessness prevention funds for sustainability based short & medium term homelessness prevention and housing of homelessness households.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Irving does not administer a local program that accepts Section 8 Vouchers. The Dallas/Fort Worth Texas Metroplex Section 8 Housing Consortium is responsible for managing public housing funds for the area. Cities that actively accept and administer the section Housing Choice Voucher rental assistance program for the entire area include the Dallas Housing Authority, Fort Worth Housing, Grand Prairie Housing, and Arlington Housing Authority. Referrals are directed from City of Irving's Housing and Redevelopment Division to these agencies.

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

N/A

Actions taken to provide assistance to troubled PHAs

N/A

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The Housing and Redevelopment Division is focused on supporting vibrant neighborhoods. One goal is to better align housing policy along all levels of resident income and housing stock age.

The City of Irving considers home maintenance a key issue, and recognizes that home maintenance is difficult for the elderly or for those at the lowest income levels. Irving focuses grant funding on aiding senior homeowners, while tax-incentive programs have been established through general funds to encourage improvements to existing housing stock in key neighborhoods.

The Housing and Redevelopment Division has held a key role in the development of the City of Irving's Comprehensive Plan, which establishes policy and plans for a myriad of topics from land use to park planning. Grant programs have provided input on needs and issues related to the provision of affordable housing in Irving.

Overall, the public service sector attained its performance goal with relation to persons served. A significant investment in CDBG funds has been made to improve public facilities and for other public improvements in order to benefit low and moderate income residents in particular neighborhoods.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Irving faces several obstacles to meeting underserved needs, including a lack of sufficient (and declining) resources for direct social services; limitations in effective coordination and collaboration among human service providers; agencies with limited financial and/or administrative capacity; and difficulty in obtaining Irving-specific information on human service needs for planning and program development. The City continues to address these obstacles through the investment of CDBG, HOME and ESG funds to provide needed social services and housing options. The City increasingly works in partnership with local social service providers, non-profit housing development organizations and for-profit entities to develop a stronger local infrastructure for the development and delivery of services. These efforts include:

- Increased marketing of housing and social service programs on a citywide basis, using a variety of methods, including web site and electronic notices, announcements on local cable channels, newspapers, flyers, and utility bill inserts;
- Continued facilitation of workshops for potential homebuyers. These workshops provide prospective homebuyers with information regarding the program and its policies and procedures.

Workshops offer information on not only the application process but also information on topics such as finding and working with realtors and lenders, an overview of the contractual agreement with the City, the construction process, and home maintenance activities following purchase. To comply with the CDC's recommendations on social distance, these workshops are now being conducted on-line through the City's website. It provides easier access for clients to attend the video workshop at any time that is convenient for them to attend.

- Continued participating in the Irving community Action Network, which is comprised local area social service agencies and faith base organizations.

- Continued participation in the Metropolitan Dallas Homeless Alliance, particularly in the development of standards of care for the Emergency Solutions Grant and Shelter Plus Care Program. City of Irving staff members participate in the Dallas Area/Irving Continuum of Care.

- Continued review and development of additional programs for under-served populations by the Housing and Human Services Board, including application for competitive grants, and use of stimulus funds.

- These programs would allow under-served low-income persons greater housing flexibility and choice.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Federal regulations, effective September 2000 and updated in April 2010, put in place 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. Typically, lead-based paint was found in small amounts such as on door frames and usually on the exterior of the houses. All of the lead that was found was addressed by interim controls and abatement through encapsulating, such as covering and/or painting. During the program, a total of 3 (three) homes received lead base paint testing and abatement through the City's Housing Rehabilitation Program funded with CDBG funds.

The City has also taken the following steps this program year to meet lead based paint requirements:

- Continued distribution of the "Renovate Right: Important lead Hazard Information for Families, Child Care Providers, and Schools" pamphlet to homeowners receiving housing rehabilitation services or homebuyer assistance
- Continued testing and identification of potential lead hazards for all houses which were built before 1978 which receive HUD-funded rehabilitation/homebuyer assistance
- Continued treatment of lead hazards on HUD funded rehabilitation projects as mandated by

HUD, the Environmental Protection Agency (EPA) and Texas Department of Health (TDH) regulations and requirements

- Continued provision of lead based paint training for participating contractors and non-profit organizations in preparation for state-required examinations, to ensure that sub-recipient and contractor activities are fully in compliance
- Continued provision of lead based paint certification for staff members working on grant-funded projects which require lead based paint reduction activities
- All contractors are in compliance with the most recent regulatory changes
- After April 2010, all contractors and the appropriate staff members attended the certification class pertaining to the EPA's Renovation, Repair, and Painting Rule.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

CDBG has provided funds for services such childcare for homeless shelter residents, job search and training for the underemployed or unemployed, education, money management/life skills training, and case management services—all of which may impact the ability of an individual or family to increase their economic status. Funds allocated to social service agencies, as well as in-house counseling and assistance programs, help provide safety nets from homelessness, joblessness, and hopelessness. These programs provide children with constructive outlets and safe havens. Funding of social service activities helps to address many of the social and family issues within the community that may otherwise be left underdeveloped or neglected due to a lack of financial resources among social service providers.

The Home Rehabilitation Program aids in maintaining housing stock and ensuring safe and decent housing for lower income homeowners. Home repairs to qualified homeowners help Irving address issues such as Code enforcement, slum and blight, deterioration, and accessibility. This work allows lower income seniors the ability to age in place.

Because Irving does not have a traditional homeless shelter, the Housing and Redevelopment Division staff has created a network of local service providers, located donors for hotel/motel stays, and has funded and assisted sheltering organizations such as Family Promise, Many Helping Hands, and Brighter Tomorrows.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Gaps in institutional structure identified in the Consolidated Plan included a lack of sufficient resources, limited coordination between service providers, and the difficulty of social services agencies in obtaining Irving specific data. Actions taken in this program year to overcome gaps in institutional structure include:

- Continued participate in the newly formed Behavioral Health Leadership team to increase agency coordination and cooperation among mental health agencies, police, area non-profits, and the hospitals.

- Continued participation in Metropolitan Dallas Homeless Alliance’s Continuum of Care and membership groups.
- Increased partnership in city sponsored and neighborhood sponsored events.
- Continued enhancement partnership between the Housing and Redevelopment Division , other City of Irving departments, and social services agencies for comprehensive problem solving
- Continued provision of technical assistance in the form of training and one-on-one assistance to local housing and non-profit organizations to increase organizational capacity
- Facilitation of community based responses to sheltering needs for target homeless populations, including assistance to nonprofit and faith based homeless assistance program, and coordination and enhancements to the annual Point-in-Time Count process.

The Housing and Redevelopment Division continues its efforts to collaborate with other city, community, regional, and state organizations to increase the range of services and benefits for Irving residents, including strengthening code compliance, empowering neighborhood associations, addressing homelessness, and invigorating established neighborhoods. For example, the department has partnered with the Code Enforcement Department to refer homeowners with code violations to the housing rehabilitation program and with Dallas County to incorporate county Weatherization projects into City of Irving major home rehabilitation projects. The City has also partnered with Dallas County to help facilitate the homebuyer counseling procedure through a HUD-certified agency.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Irving works with many organizations to ensure collaboration and enhancement of programs and projects. City staff works with local apartment complexes to ensure the complexes and the community understates how the city program’s work.

The City of Irving has been instrumental in the coordination of social services in the Irving area and has developed triage tools for community use in homelessness service referrals. Staff continues to attend the Behavioral Health Leadership team, and the Dallas Area/Irving Continuum of Care meeting. Staff attends the newly formed Behavioral Health Leadership team, and the Dallas Area/Irving Continuum of Care. Staff has also works with various faith-based and community organizations to collaborate on sheltering of homeless persons until they are re-housed under ESG programs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Primary barriers to affordable housing in Irving identified in the 2019-2023 Consolidated Plan included a lack of land suitable for residential construction and high land and development costs that are outside the scope and control of City policy. Since implementing the Down Payment Assistance Program, other barriers that affect the ability of low-income households to purchase housing have been identified. These barriers include:

- A lack of affordable units for rent by low income households in Irving
- Escalating construction and land costs
- Highest density of multi-family units in Texas lowers available affordable housing
- Limited understanding among low income households of home ownership principles
- Past credit histories which affect the ability of low-income households to secure housing loans
- Tightening of mortgage qualification requirements and lengthy processing times

To address some of these barriers, the City of Irving will continue to provide mandatory homeownership training classes to households who have applied and been approved to receive DPA funds. A total of twelve hours in homebuyer education classes address issues such as obtaining a mortgage, the importance of credit, and home maintenance.

During this reporting period, the Housing and Redevelopment Division implemented the following to address barriers to affordable housing:

- Continuation of orientation classes to provide an overview of the application process and policies of the homebuyer development program
- Require Energy Star Certified, affordable housing units to be constructed in all new housing construction.
- Continued one-on-one financial coaching for potential homebuyers to provide guidance and information about ongoing changes in mortgage guidelines and qualification requirements
- Increased focus of rental assistance for rental households.

CR-40 - Monitoring 91.220 and 91.230

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

The Housing and Redevelopment Division has developed and implemented monitoring procedures to ensure that recipients and sub-recipients of HUD funds are in compliance with Federal regulations and program guidelines.

Non-profit organizations that receive CDBG and ESG funds are required to submit monthly financial and performance reports prior to reimbursement of expenditures. These reports provide sufficient information to document compliance with timely expenditures and performance objectives. Performance objectives and outcomes are required of all non-profits receiving funding and are incorporated in the contract agreement with the City.

Monthly reports allow for monthly "desk monitoring" throughout the program year. The Housing and Human Services Board reviews these reports on a monthly basis. Staff utilizes the monthly desk audit to identify issues prior to formal on-site monitoring for corrections to be made as expediently as possible. Timely issue control also occurs through an ongoing and extensive training and technical assistance program. Staff works to ensure effective communication on multiple topics including income calculation, proper documentation, financial management, and other compliance issues. In addition to annual training sessions and informal correspondence, staff meets with new agency staff, agencies making repeated errors in reimbursement submittals, and agency staffs who request additional information on specific issues, in order to train agencies on new compliance issues.

Community Housing Development Organizations (CHDOs) are required to submit monthly performance and matching reports to the department to ensure ongoing compliance and goal accomplishments. These organizations are also subject to annual CHDO certification and annual monitoring when new projects begin, or when deemed necessary through a risk assessment. City staff continues to provide technical assistance to social services 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.

For monitoring of rehabilitation projects, the Construction Services Coordinator will make regular, on-site monitoring visits to inspect timely progress and quality of work during the course of the construction project. Corrections will be ordered immediately if construction work is not properly done. Staff will ensure that all work is completed at the highest quality level and most workmanlike manner possible. All licensed and certified City Building Inspectors work in coordination with the Housing and Redevelopment staff to conduct plumbing, electrical, and mechanical inspections. Upon completion of all work and after the Building Inspections Departments completes its required inspection approvals, the

Construction Services Coordinator will conduct his final inspection with the contractor and homeowner to develop a final punch list before final payment is made. The contractor must sign a certificate of Completion and Bills Paid Affidavit following the final inspection.

More aggressive measures have been taken to identify and provide outreach to minority and women-owned businesses. Staff members go out into the community to build relationships, which helps to identify those independent vendors who may not be listed in regular publications or may not be members of local professional organizations.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Notice of the Consolidated Annual Performance and Evaluation Report (CAPER) was published in the Irving Rambler newspaper on November 28, 2022. The CAPER was made available to the public for examination and comment for a period of more than 15 days, beginning November 28, 2022, and ending on December 16, 2022, at 5 p.m. The report was available on the department's website at <https://www.cityofirving.org/581/Publications-and-Reports>. The draft CAPER was distributed to the South Irving Library and was available at the 1st Floor Housing and Redevelopment Division offices in Irving City Hall.

No public comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Irving saw a need for affordable senior housing as well as many residential home that were past the point of repair. So the City of Irving requested and was granted a substantial amendment in August 2018 to assist in funding a senior housing project and create a new HOME Reconstruction Program.

The HOME Reconstruction Program will assist residents whose homes are past the point of repair and need to be rebuilt. The City hopes this project and program will assist the residents to remain in the Irving community.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Shufford – owned by Bear Creek Development Corporation, 4-plex, Inspected on 8/3/2022.

Alpine – owned by Bear Creek Development Corporation, 4-plex, inspected on 8/3/2022.

Brighter Tomorrow, 8 units, inspected on 9/29/2022.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

During the reporting period, all City-implemented housing programs were marketed to all segments of the Irving population to the greatest extent feasible and utilizing Spanish language brochures.

The City of Irving also markets its Home Rehabilitation program to senior citizens and the disabled population through outreach at many venues frequented by these target populations.

The City of Irving is required to affirmatively further fair housing as mandated by Section 808(e)(5) of the Fair Housing Act. HUD requires that the City conduct an analysis of impediments to fair housing choice and to take appropriate actions to overcome the effects of any impediments identified through the analysis. The City's fair housing study identified two areas in which the City should take further actions. These two areas include the education of the general public and real estate representatives and the affirmative marketing of all City sponsored housing programs to ensure access by low-to-moderate income minority households. To further leverage reach to the community, housing events were held in conjunction with citywide initiatives, held in areas of the community that had high levels of minority residents.

Key barriers to the development of additional affordable single-family housing in the City are the high price of vacant land, the lack of vacant land for building, escalating construction costs, recent increases in interest rates, and tightening of mortgage qualification requirements. Additionally, the City of Irving

has the highest density of non-owner occupied housing units in the State of Texas. This severely limits the units available for purchase. The relatively high rent also impacts residents.

All City implemented housing programs were marketed to the Spanish speaking residents of Irving to the greatest extent feasible during the report period and using Spanish language brochures. When requested, Housing and Redevelopment Division seeks assistance from interpreters at public hearings.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program income is received from the Home Rehabilitation Program loan payments and recapture of lien amounts (with change of ownership). Funds are placed back into the programs.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Housing Channel, Inc., a CHDO for the City of Irving the past three years, completed construction of one affordable single-family home. The home was sold to a low- to moderate-income family through the City's Down Payment Assistance Program for First-Time Homebuyers.

Housing Channel has also recently broken ground to construct several town homes that will become available for purchase by low- to moderate-income families when completed.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	IRVING
Organizational DUNS Number	064142888
EIN/TIN Number	756000566
Identify the Field Office	FT WORTH
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Dallas City & County/Irving CoC

ESG Contact Name

Prefix	Ms
First Name	DeLiza
Middle Name	0
Last Name	Gierling
Suffix	0
Title	Community Development Manager

ESG Contact Address

Street Address 1	825 W Irving Blvd
Street Address 2	0
City	Irving
State	TX
ZIP Code	-
Phone Number	9727214805
Extension	0
Fax Number	0
Email Address	dgierling@cityofirving.org

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 10/01/2021
Program Year End Date 09/30/2022

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: IRVING

City: Irving

State: TX

Zip Code: 75015, 2288

DUNS Number: 064142888

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: Brighter Tomorrows

City: Irving

State: TX

Zip Code: 75061, 7305

DUNS Number: 619895712

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 0

CR-65 - Persons Assisted ESG

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	8
Children	7
Don't Know/Refused/Other	0
Missing Information	0
Total	15

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	8
Children	7
Don't Know/Refused/Other	0
Missing Information	0
Total	15

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

DRAFT

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	\$28,350	\$6,966	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Homelessness Prevention	\$28,350	\$6,966	\$0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	\$108,276	\$173,351	\$86,748.74
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Rapid Re-Housing	\$130,572	\$108,276	\$173,351

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	\$0	\$0	\$0
Operations	\$0	\$0	\$0
Renovation	\$0	\$0	\$0
Major Rehab	\$0	\$0	\$0
Conversion	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	\$0	\$0	\$0
HMIS	\$0	\$0	\$0
Administration	\$0	\$0	\$0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2019	2020	2021
	\$115,242	\$173,351	\$94,420.92

Table 29 - Total ESG Funds Expended

11f. Match Source

	2019	2020	2021
Other Non-ESG HUD Funds	\$0	\$0	\$0
Other Federal Funds	\$0	\$0	\$0
State Government	\$0	\$0	\$0
Local Government	\$0	\$0	\$0
Private Funds	\$0	\$0	\$0
Other	\$0	\$0	\$0
Fees	\$0	\$0	\$0
Program Income	\$0	\$0	\$0
Total Match Amount	\$0	\$0	\$0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2019	2020	2021
	\$115,242	\$173,351	\$94,420.92.

Table 31 - Total Amount of Funds Expended on ESG Activities