



CITY OF TEXARKANA

CITY COUNCIL

MINUTES • FEBRUARY 27, 2017

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM

Attendee Name	Title	Status	Arrived
Bob Bruggeman	Mayor	Present	
Jean H. Matlock	Ward 1	Present	
Willie Ray	Ward 2	Present	
Betty Williams	Ward 3	Present	
Brian Matthews	Ward 4	Present	
Christy P. Paddock	Ward 5	Present	
Josh Davis	Ward 6	Present	

Staff Present: City Manager John Whitson, Vicky Coopwood, Shirley Jaster, Kyle Dooley, Kristin Peeples, Eric Schlotter, Karey Parker, Jim Powell, Kevin Schutte, Sherry Jackson Hawkins, Dustin Henslee, Jerry Sparks, Mashell Daniel, Jim Cornelius, Kevin Davenport, J. D. Phillips, Rea Donna Jones, David Orr, Lisa Thompson and Robby Robertson.

Legal Counsel: Jeff Lewis

II. INVOCATION BY MAYOR BOB BRUGGEMAN AND PLEDGE LED BY BOY SCOUT TROOP #3

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, March 13, 2017 at 6:00 p.m.

Monday, March 27, 2017 at 6:00 p.m.

Parks & Recreation Events:

March 4 th	Youth Basketball Clinic	Southwest Center
March 7 th	Youth Tennis Lessons	Southwestern Center
March 18 th	Early Bird Softball Tournament	Karrh Park

March 23rd - 25th

Huggins Baseball Tournament

Spring Lake Park

For a complete list of Parks and Recreation activities and information call (903) 798-3978 or visit the city website: <http://tx-texarkana.civicplus.com>

Arbor Day Celebration

The City will partner with local organizations, the Texas A&M Forest Service and the Arkansas Forestry Commission, to give away trees during Texarkana's third annual Arbor Day celebration on Saturday, March 4, 2017 from 9:00 a.m. until 12:00 p.m. at Spring Lake Park across from the Rotary Splash Pad.

Mayor Bruggeman wished a Happy 15th Birthday to his daughter Olivia.

The Mayor reminded all of the Kiwanis Pancake Breakfast and 5K Run scheduled for Saturday, March 4th at the Truman Arnold Center on the campus of Texarkana College. They will be serving from 7:00 a.m. to 2:00 p.m.

He congratulated City Manager Whitson and his wife Lillian on the birth of their first grandchild. Lilyana Elise Patrick was born Friday, February 24th at 8:05 a.m.

He also announced that David Gill, American Ninja Warrior, was in town presenting his anti-bullying program to the schools. Mayor Bruggeman met him and his wife at Fairview Elementary school and welcomed them to the community.

Proclamation Presentation

Arbor Day Proclamation - March 4, 2017

Mayor Bruggeman gave a brief history of Arbor Day and then read the proclamation.

Appointments to Boards & Commissions

Council Member Paddock recommended the appointment of Casey Boyette to the Planning and Zoning Commission.

1. Motion to appoint Casey Boyette to the Planning and Zoning Commission.

(6:17 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Brian Matthews, Ward 4
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

IV. OPEN FORUM: COMMENTS FROM THE PUBLIC (LIMIT 5 MINUTES EACH)

Items scheduled for "Public Hearing" or have been heard at a previous "Public Hearing" are not to be addressed at the "Open Forum".

There were no public comments made at open forum.

V. ITEMS FOR CONSIDERATION

Consent Items

(6:18 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christy P. Paddock, Ward 5
SECONDER:	Josh Davis, Ward 6
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman

1. Resolution No. 2017-027 approving the 2017 fiscal year Ark-Tex Council of Governments Homeland Security Grant submission to the Office of the Governor.

Public Hearing:

Second Briefing:

Council Vote: February 27, 2017

2. Ordinance No. 2017-028 amending the Fund 220 Metropolitan Planning Organization budget for additional funding approved by the Texas Department of Transportation (TxDOT) and the Arkansas State Highway Transportation Department (AHTD).

Public Hearing:

Second Briefing:

Council Vote: February 27, 2017

3. Resolution No. 2017-029 acknowledging receipt of the police department's 2016 Racial Profiling Report as statutorily required.

Public Hearing:
Second Briefing:
Council Vote: February 27, 2017

Action Items - None

VI. FIRST BRIEFINGS

1. Resolution No. 2017-017 authorizing the City Manager to enter into an agreement with Service Line Partners Private Label, Inc. d/b/a Service Line Warranties of America to provide City of Texarkana, Texas, utility customers the opportunity to purchase a sewer and water line warranty.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

Emilie Zalfini, of Service Line Warranties of America, briefed this item.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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2. Ordinance No. 2017-018 amending PD-07-4(GR) for site plan approval to allow an office building on a portion of Lot 1A, Block 6, Replat No. 1 of Richmond Development 5th Addition, located at the northeast intersection of Arista Boulevard and McKnight Road. Cheney Pruett, owner. Kayla Wood, MTG Engineering and Surveying, agent.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

David Orr briefed this item. Kayla Wood, of MTG Engineers & Surveyors, provided additional comments.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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3. Ordinance No. 2017-019 requesting renewal of Specific Use Permit No. S-155 to allow the continued location of a non-conforming single wide mobile home on Lots 4 and 5, Block 3, Greenwood Sunnyslope Addition, located at 3207 Austin Street. Rumaldo Arredondo, owner.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

David Orr briefed this item.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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4. Ordinance No. 2017-020 rezoning Lot 12, Block 22, City Improvement Co. Westside Addition, located at 514 North Lake Drive. Multiple Family-1 to Commercial. Charles E. Paul, Jr., owner.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

David Orr briefed this item.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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5. Ordinance No. 2017-021 amending the Code of Ordinances, Chapter 140 "Zoning" to add new uses of microbrewery, microdistillery, winery, brewery and distillery in Section 140-80 "Use Regulations Districts" and to amend Section 140-179 "Definitions" to add definitions for these new uses.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

David Orr briefed this item.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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6. Resolution No. 2017-022 hearing an appeal for a burning permit and making a final determination.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

Eric Schlotter briefed this item. Property owner Greg Latham addressed council regarding this appeal for a burning permit.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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7. Resolution No. 2017-023 authorizing the City Manager to enter into a contract with Continental Utility Solutions, Inc. (CUSI) for utility billing computer software, installation, conversion and training in an amount with the Texas portion not to exceed \$249,524.18 and total amount not to exceed \$398,410.00.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

Jim Cornelius briefed this item.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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8. Resolution No. 2017-024 approving the amendment of the CDBG 2013-2017 Consolidated Plan and 2016 Annual Action Plan.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

David Orr briefed this item.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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9. Resolution No. 2017-025 accepting HUD Section 108 Loan Guarantee Assistance in the amount of \$1,429,000.

Public Hearing: March 13, 2017
Second Briefing: March 27, 2017
Council Vote: April 10, 2017

David Orr briefed this item.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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VII. PUBLIC HEARINGS

1. Resolution No. 2017-010 authorizing the City Manager to enter into a contract with Mid-Continental Restoration Company, Inc. in an amount not to exceed Ninety-Nine Thousand Nine Hundred Seventy Dollars (\$99,970.00) for the Millwood Water Treatment Plant settling basin concrete repairs.

Public Hearing: February 27, 2017
Second Briefing: March 13, 2017
Council Vote: March 27, 2017

There were no public comments made at this hearing.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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2. Resolution No. 2017-013 authorizing support for a Texas Department of Housing and Community Affairs (TDHCA) housing tax credit development application for the "Residences at Texarkana".

Public Hearing: February 27, 2017

Second Briefing: March 13, 2017

Council Vote: March 27, 2017

The following citizens spoke against this proposed agenda item: John Powers, Marsha Burris, David Dart, Amber Dart, Ray McFaul and Tylesha Ross.

RESULT:	MOVED FORWARD	Next: 3/13/2017 6:00 PM
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VIII. SECOND BRIEFING WITH UPDATES - NONE

IX. SECOND BRIEFING WITHOUT UPDATES - NONE

X. ITEMS FOR DISCUSSION

Staff Updates

City Manager Whitson informed council that the City will be receiving a bond rating review. Mr. Whitson also informed council that he has been selected to attend the Public Executive Institute at the University of Texas in Austin to be held in April.

XI. ADMINISTRATIVE COMMENTS

1. City Council

Council had no administrative comments for staff.

2. City Staff

Staff had no administrative comments for council.

XII. CLOSED SESSION

The City Council convened in closed session pursuant to section 551.071 of the Texas Government Code for a private consultation with the City Attorney.

XIII. RECONVENED INTO OPEN SESSION

XIV. ADJOURNMENT

1.

A motion was made to adjourn the meeting.
(8:28 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Willie Ray, Ward 2
SECONDER:	Brian Matthews, Ward 4
AYES:	Matlock, Ray, Williams, Matthews, Paddock, Davis
EXCUSED:	Bruggeman



Vicky Coopwood
Asst. City Secretary



Bob Bruggeman
Mayor

Briefing Sheet

Lead Department: City Manager

Action Officer: Jennifer Evans, City Secretary

Subject: Arbor Day Proclamation - March 4, 2017

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

None

Potential Options:

- None
-

Fiscal Implications:

None

Staff Recommendation:

Staff recommends the Mayor proclaims March 4, 2017 as Arbor Day.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- Arbor Day Proclamation 030417 (PDF)

Arbor Day Proclamation

- Whereas,** In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- Whereas,** the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and
- Whereas,** Arbor Day is now observed throughout the nation and the world; and
- Whereas,** trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and
- Whereas,** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and
- Whereas,** trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and
- Whereas,** trees, wherever they are planted, are a source of joy and spiritual renewal; and
- Whereas,** The City of Texarkana shows support to the continued efforts to renew and preserve our environmental heritage; and
- Whereas,** The City of Texarkana looks to join in this festive spirit of communities around the state, nation, and world.

NOW, THEREFORE,

I, Bob Bruggeman, Mayor of the City of Texarkana, TX do hereby proclaim March 4th as
"ARBOR DAY"

and urge all citizens to celebrate Arbor Day by taking a large personal responsibility in efforts to protect our trees and woodlands.

Further, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

Dated this Twenty-Seventh day of February in the year 2017.

 Bob Bruggeman, Mayor

Attest:

 Jennifer Evans, City Secretary



City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 2/28/2017 2:04 PM

Lead Department: Fire Department **Action Officer:** Eric Schlotter, Fire Chief
Subject: Resolution No. 2017-027 approving the 2017 fiscal year Ark-Tex Council of
Governments Homeland Security Grant submission to the Office of the
Governor.
Briefing: 2/27/2017 **Public Hearing:** **Second Briefing:** **Council Vote:** 2/27/2017

Item Schedule

Schedule 3: No briefing required (one week)

Updates/History of Briefing:

This resolution was initially passed during the February 13, 2017 meeting as Resolution 2017-011; however, there was a clerical error in the historical data portion of the resolution which has now been corrected and is back for approval.

Executive Summary and Background Information:

On Monday, February 13th, 2017 Resolution 2017-011 was presented and passed by the City Council. The resolution authorized a Homeland Security Grant submission. The resolution showed the operating dates for the grant to be January 1, 2017 through September 30, 2017. This was in error the actual dates for the operation of the grant are January 1, 2018 through September 30, 2018.

Potential Options:

- None
-

Fiscal Implications:

None

Staff Recommendation:

Approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

City of Texarkana, Texas

Attachments

- a. 2017-027 RES Approving Grant Application to ARTEX Council of Governments (DOC)
- b. 2017-027 RES Approving Grant Application to ARTEX Signed (PDF)
- c. 2017-027 Goals & Perspectives (DOCX)
- d. 2017-027 ATTH 01 Executive Summary (DOCX)

Staff Coordination

Fire Department	Eric Schlotter 02/17/2017 9:39 AM	Department Head Review	Completed	
Finance Department	Kristin Peeples 10:28 AM	Finance Review	Completed	02/17/2017
Deputy City Manager - Shirley Jaster Review	Completed	Shirley Jaster 02/17/2017 10:33 AM	Deputy City Manager	
Deputy City Manager - Kyle Dooley Review	Completed	Kyle Dooley 02/17/2017 2:44 PM	Deputy City Manager	
Public Information Officer	Lisa Thompson 02/17/2017 2:56 PM	PIO Review	Completed	
City Manager	John Whitson 3:27 PM	City Manager Review	Completed	02/17/2017
City Council	Jennifer Evans 6:00 PM	Meeting	Completed	02/27/2017

Meeting History

RESOLUTION NO. 2017 - 027

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, APPROVING THE FISCAL YEAR 2017
ARK-TEX COUNCIL OF GOVERNMENTS HOMELAND
SECURITY GRANT PROJECT SUBMISSION TO THE OFFICE
OF THE GOVERNOR; AND ESTABLISHING AN EFFECTIVE
DATE.**

WHEREAS, the City Council finds the First Responder Safety project to be operated from January 1, 2018 through September 30, 2018 to be in the best interest of the citizens of Texarkana; and

WHEREAS, the City Council agrees to return, in full, any grant funds lost or otherwise misused to the Office of the Governor; and

WHEREAS, the City Council designates Mayor Bob Bruggeman as the grantee's authorized official; and

WHEREAS, the authorized official is granted the authority to apply for, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the First Responder Safety Project submission to the Office of the Governor is approved.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 27th day of February, 2017.

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

RESOLUTION NO. 2017 - 027

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, APPROVING THE FISCAL YEAR 2017
ARK-TEX COUNCIL OF GOVERNMENTS HOMELAND
SECURITY GRANT PROJECT SUBMISSION TO THE OFFICE
OF THE GOVERNOR; AND ESTABLISHING AN EFFECTIVE
DATE.**

WHEREAS, the City Council finds the First Responder Safety project to be operated from January 1, 2018 through September 30, 2018 to be in the best interest of the citizens of Texarkana; and

WHEREAS, the City Council agrees to return, in full, any grant funds lost or otherwise misused to the Office of the Governor; and

WHEREAS, the City Council designates Mayor Bob Bruggeman as the grantee's authorized official; and

WHEREAS, the authorized official is granted the authority to apply for, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

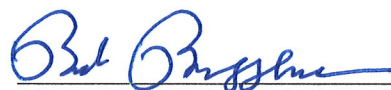
SECTION 1: That the First Responder Safety Project submission to the Office of the Governor is approved.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 27th day of February, 2017.

ATTEST:


VICKY COOPWOOD, ASST. CITY SECRETARY


BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☒ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☒ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☒ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

Executive Summary

On Monday, February 13th, 2017 Resolution 2017-011 was presented and passed by the City Council. The resolution authorized a Homeland Security Grant submission. The resolution showed the operating dates for the grant to be January 1, 2017 through September 30, 2017. This was in error the actual dates for the operation of the grant are January 1, 2018 through September 30, 2018. This resolution represents the same grant opportunity as presented with Resolution 2017-011 with the only change being the corrected date in the body of the resolution.

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 2/28/2017 2:05 PM

Lead Department: Finance Department **Action Officer:** Kristin Peeples,
Ordinance No. 2017-028 amending the Fund 220 Metropolitan Planning
Organization budget for additional funding approved by the Texas Department
of Transportation (TXDOT) and the Arkansas State Highway Transportation
Subject: Department (AHTD).

Briefing: 2/27/2017 **Public** **Second** **Council**
Hearing: **Briefing:** **Vote:** 2/27/2017

Item Schedule

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

On November 9, 2016, the Texarkana Metropolitan Planning Organization was notified by the Texas Department of Transportation (TXDOT) that it was approved for \$95,000 in supplemental planning and research funding for fiscal year 2017.

The MPO was also approved by the Texas Department of Transportation (TXDOT) and the Arkansas State Highway Transportation Department (AHTD) to use an additional \$24,500 of its annual allocation for operating expenditures.

The MPO is requesting an amendment to the current FY 2017 budget in order to use the approved funding. The total amendment to expenditures in Fund 220 would be \$119,500. The Texarkana Metropolitan Planning Organization Policy Board approved these changes in a meeting on February 15, 2017.

Potential Options:

- Approve
- Deny

Fiscal Implications:

None. Expenditures will be reimbursed from the supplemental planning and research funds provided by the Texas Department of Transportation (TXDOT) and the annual allocation approved by the Texas Department of Transportation (TXDOT) and the Arkansas State Highway Transportation Department (AHTD).

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

Texarkana Metropolitan Planning Organization Policy Board

City of Texarkana, Texas

Board/Committee Recommendation:

Texarkana Metropolitan Planning Organization Policy Board approved the amendment on February 15, 2017.

Advisory Board/Committee Meeting Date and Minutes:

The meeting took place on February 15, 2017. A copy of the approved resolution is provided as 2017-028 ATTH 02 Policy Board Resolution.

Attachments

- a. 2017-028 ORD Amending MPO Budget FY 2017 (DOC)
- b. 2017-028 ORD Amending MPO Budget FY 2017 Signed (PDF)
- c. 2017-028 Goals & Perspectives (DOCX)
- d. 2017-028 ATTH 01 Letter From TXDOT (PDF)
- e. 2017-028 ATTH 02 Policy Board Resolution (PDF)

Staff Coordination

Finance Department	Kristin Peeples	Department Head Review	Completed	
	02/17/2017 2:53 PM			
Finance Department	Kristin Peeples	Finance Review	Completed	02/17/2017
	2:53 PM			
Metropolitan Planning Organization		JoAnne Gray	Review	Completed
	02/17/2017 4:28 PM			
Deputy City Manager - Shirley Jaster		Shirley Jaster	Deputy City Manager	
Review	Completed	02/20/2017 1:52 PM		
Deputy City Manager - Kyle Dooley		Kyle Dooley	Deputy City Manager	
Review	Completed	02/20/2017 4:46 PM		
Public Information Officer		Lisa Thompson	PIO Review	Completed
	02/20/2017 4:55 PM			
City Manager	John Whitson	City Manager Review	Completed	02/22/2017
	11:13 AM			
City Council	Jennifer Evans	Meeting	Completed	02/27/2017
	6:00 PM			

Meeting History

ORDINANCE NO. 2017-028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING BUDGET EXPENDITURES FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017 FOR THE METROPOLITAN PLANNING ORGANIZATION FUND TO APPROPRIATE ADDITIONAL FUNDING IN THE AMOUNT OF ONE HUNDRED AND NINETEEN THOUSAND FIVE HUNDRED DOLLARS (\$119,500) TO BE REIMBURSED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) SUPPLEMENTAL PLANNING & RESEARCH FUNDS AND THE METROPOLITAN PLANNING ORGANIZATION ANNUAL ALLOCATION FROM THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT (AHTD); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Metropolitan Planning Organization has received supplemental planning and research funds from the Texas Department of Transportation (TxDOT) in the amount of **NINETY-FIVE THOUSAND DOLLARS (\$95,000)**; and

WHEREAS, the Metropolitan Planning Organization has received additional funding from the Texas Department of Transportation (TxDOT) and the Arkansas State Highway and Transportation Department (AHTD) in the amount of **TWENTY FOUR THOUSAND FIVE HUNDRED DOLLARS (\$24,500)**; and

WHEREAS, the budget for the fiscal year ending September 30, 2017 should be amended to reflect the supplemental planning and research funds and the additional funding from the Texas Department of Transportation (TxDOT) and the Arkansas State Highway and Transportation Department (AHTD).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the budget estimate of the expenditures of the City of Texarkana, Texas, as prepared by the City Manager and appropriated by the City Council for the fiscal year beginning October 1, 2016 and ending September 30, 2017, be amended to reflect additional expenditures appropriated with the addition of **ONE HUNDRED AND NINETEEN THOUSAND FIVE HUNDRED DOLLARS (\$119,500)** of supplemental planning and research funds and additional funding from the Texas Department of Transportation (TxDOT) and the Arkansas State Highway and Transportation Department (AHTD).

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 27th day of February, 2017.

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

ORDINANCE NO. 2017-028

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING BUDGET EXPENDITURES FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017 FOR THE METROPOLITAN PLANNING ORGANIZATION FUND TO APPROPRIATE ADDITIONAL FUNDING IN THE AMOUNT OF ONE HUNDRED AND NINETEEN THOUSAND FIVE HUNDRED DOLLARS (\$119,500) TO BE REIMBURSED FROM THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) SUPPLEMENTAL PLANNING & RESEARCH FUNDS AND THE METROPOLITAN PLANNING ORGANIZATION ANNUAL ALLOCATION FROM THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT (AHTD); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Metropolitan Planning Organization has received supplemental planning and research funds from the Texas Department of Transportation (TxDOT) in the amount of **NINETY-FIVE THOUSAND DOLLARS (\$95,000)**; and

WHEREAS, the Metropolitan Planning Organization has received additional funding from the Texas Department of Transportation (TxDOT) and the Arkansas State Highway and Transportation Department (AHTD) in the amount of **TWENTY FOUR THOUSAND FIVE HUNDRED DOLLARS (\$24,500)**; and

WHEREAS, the budget for the fiscal year ending September 30, 2017 should be amended to reflect the supplemental planning and research funds and the additional funding from the Texas Department of Transportation (TxDOT) and the Arkansas State Highway and Transportation Department (AHTD).

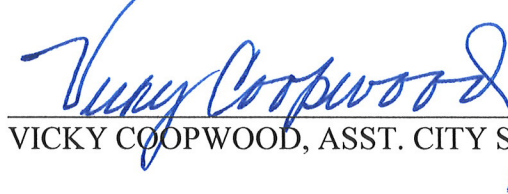
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the budget estimate of the expenditures of the City of Texarkana, Texas, as prepared by the City Manager and appropriated by the City Council for the fiscal year beginning October 1, 2016 and ending September 30, 2017, be amended to reflect additional expenditures appropriated with the addition of **ONE HUNDRED AND NINETEEN THOUSAND FIVE HUNDRED DOLLARS (\$119,500)** of supplemental planning and research funds and additional funding from the Texas Department of Transportation (TxDOT) and the Arkansas State Highway and Transportation Department (AHTD).

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **27th day of February, 2017.**

ATTEST:



VICKY COOPWOOD, ASST. CITY SECRETARY



BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☒ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☒ Maintain Fiscal Strength ☒ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: High

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☒ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☐ None Required	☐

Other:



125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.463.8588 | WWW.TXDOT.GOV

November 9, 2016

Ms. Rea Donna Jones
Study Director
Texarkana Metropolitan Planning Organization
220 Texas Blvd, 2nd Floor
Texarkana, Texas 75501

Dear Ms. Jones:

The Texas Department of Transportation (TxDOT) – Transportation Planning and Programming Division (TPP) has approved your application for \$95,000 in supplemental funding for the Texarkana Metropolitan Planning Organization (MPO) for Fiscal Year (FY) 2017. The source of supplemental funding is State Planning and Research (SPR) funds.

The following steps must occur prior to the expenditure of WFMPO's supplemental funds:

- Ensure Texarkana MPO's FY 2016-2017 Unified Planning Work Program (UPWP) incorporates the SPR funds and scope of work and is approved by the Federal Highway Administration and Federal Transit Administration
- Texarkana MPO must receive a notice to proceed from TxDOT-TPP

Please note that charges incurred prior to the issuance of a notice to proceed will not be reimbursable.

Should you have any questions or concerns, please contact Tim Juarez at (512) 486-5028.

Sincerely,

Peter Smith, P.E.
Director, Transportation Planning & Programming Division

cc: Dennis Beckham, P.E., Atlanta District
Peggy Thurin, P.E., Transportation Planning and Programming Division
Tim Juarez, Transportation Planning and Programming Division

RECEIVED

NOV 17 2016

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.

An Equal Opportunity Employer

TEXARKANA URBAN TRANSPORTATION STUDY**RESOLUTION # 7-2017**

A RESOLUTION BY THE POLICY BOARD OF THE TEXARKANA URBAN TRANSPORTATION STUDY ADOPTING AMENDMENT TWO TO THE FY 2016-2017 UNIFIED PLANNING WORK PROGRAM FOR THE TEXARKANA METROPOLITAN STUDY AREA.

WHEREAS, the Texarkana Urban Transportation Study, as the Metropolitan Planning Organization (MPO) for the Texarkana metropolitan planning area, is responsible for performing transportation planning activities within the Texarkana Study Area Boundary; and

WHEREAS, the Texarkana MPO is responsible for preparing and submitting the Amendment Two FY 2016 - 2017 Unified Planning Work Program (UPWP) to AHTD and TxDOT; and

WHEREAS, the Texarkana MPO Technical Committee recommended for adoption and submission of the Amendment Two FY 2016 - 2017 UPWP to AHTD and TxDOT.

NOW, THEREFORE, BE IT RESOLVED BY THE POLICY BOARD OF THE TEXARKANA URBAN TRANSPORTATION STUDY THAT AMENDMENT TWO TO THE FY 2016 - 2017 UPWP IS ADOPTED AND:

SECTION 1: Due to the addition of Texas State Planning and Research (SPR) for FY 2017 in the amount of \$95,000, and the addition of Texas PL funds in the amount of \$24,500.

SECTION 2: The Study Director of the Texarkana MPO is hereby authorized to submit Amendment Two of the FY 2106-2017 UPWP to AHTD and TxDOT.

SECTION 3: This resolution shall be in effect immediately upon its adoption.

ADOPTED in Regular Session on the 15th day of February 2017.



Robert Bunch, Chairman Policy Board
Texarkana Metropolitan Planning Organization

I hereby certify that this resolution was adopted by the Texarkana Metropolitan Planning Organization for the Texarkana Metropolitan Area in regular session on February 15, 2017.



Rea Donna Jones, Study Director
Texarkana Metropolitan Planning Organization

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 2/28/2017 2:06 PM

Lead Department: Police **Action Officer:** Kevin Schutte
Subject: Resolution No. 2017-029 acknowledging receipt of the police department's
2016 Racial Profiling Report as statutorily required.
Briefing: 2/27/2017 **Public Hearing:** **Second Briefing:** **Council Vote:** 2/27/2017

Item Schedule

Schedule 3: No briefing required (one week)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends acknowledging receipt of report.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-029 RES 2016 Racial Profiling Report (DOC)
- b. 2017-029 RES 2016 Racial Profiling Report Signed (PDF)
- c. 2017-029 ATTH 2016 Racial Profiling Report (PDF)
- d. 2017-029 Goals & Perspectives (DOCX)

City of Texarkana, Texas

Staff Coordination

Police	Dan Shiner	Department Head Review	Completed	
	02/20/2017 1:14 PM			
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager		
Review	Completed	02/20/2017 1:53 PM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager		
Review	Completed	02/20/2017 4:45 PM		
Public Information Officer	Lisa Thompson	PIO Review	Completed	
	02/20/2017 4:54 PM			
City Manager	John Whitson	City Manager Review	Completed	02/22/2017
11:15 AM				
City Council	Jennifer Evans	Meeting	Completed	02/27/2017
6:00 PM				

Meeting History

RESOLUTION NO. 2017 – 029**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, ACKNOWLEDGING RECEIPT OF THE
2016 POLICE DEPARTMENT RACIAL PROFILING REPORT;
AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the State of Texas requires the Police Department to collect certain statistical data on drivers stopped for traffic violations in the city limits of Texarkana, Texas, through statute found in the Texas Code of Criminal Procedure; and

WHEREAS, the State of Texas requires the collected data to be analyzed and compiled into a report, locally titled as the Texarkana, Texas Police Department Racial Profiling Report, to be submitted annually to the Texas Commission on Law Enforcement; and

WHEREAS, the State of Texas requires the final racial profiling report to be submitted to the local governing body in March each year.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS:**

SECTION 1: That the City Council of the City of Texarkana, Texas, acknowledges receipt of the Police Department Racial Profiling Report.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 27th day of February, 2017.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

RESOLUTION NO. 2017 – 029**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ACKNOWLEDGING RECEIPT OF THE 2016 POLICE DEPARTMENT RACIAL PROFILING REPORT; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the State of Texas requires the Police Department to collect certain statistical data on drivers stopped for traffic violations in the city limits of Texarkana, Texas, through statute found in the Texas Code of Criminal Procedure; and

WHEREAS, the State of Texas requires the collected data to be analyzed and compiled into a report, locally titled as the Texarkana, Texas Police Department Racial Profiling Report, to be submitted annually to the Texas Commission on Law Enforcement; and

WHEREAS, the State of Texas requires the final racial profiling report to be submitted to the local governing body in March each year.

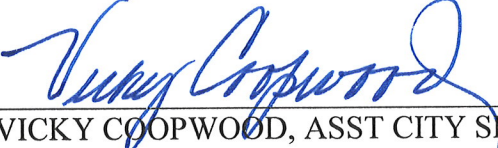
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the City Council of the City of Texarkana, Texas, acknowledges receipt of the Police Department Racial Profiling Report.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 27th day of February, 2017.

ATTEST:



VICKY COOPWOOD, ASST CITY SECRETARY



BOB BRUGGEMAN, MAYOR



TEXARKANA, TEXAS POLICE DEPARTMENT

2016

RACIAL PROFILING ANALYSIS

PREPARED BY:

Eric J. Fritsch, Ph.D.
Chad R. Trulson, Ph.D.



University of North Texas

Executive Summary

Article 2.132 (7) of the Texas Code of Criminal Procedure requires the annual reporting to the local governing body of data collected on the race or ethnicity of individuals stopped and issued citations or arrested pursuant to traffic stops and whether or not those individuals were searched. The Texarkana, Texas Police Department requested this analysis and review to assist the City Council in reviewing the data.

The analysis of material and data from the Texarkana, Texas Police Department revealed the following:

- **A COMPREHENSIVE REVIEW OF THE TEXARKANA, TEXAS POLICE DEPARTMENT'S RACIAL PROFILING POLICY SHOWS THAT THE TEXARKANA, TEXAS POLICE DEPARTMENT IS FULLY IN COMPLIANCE WITH ARTICLE 2.132 OF THE TEXAS CODE OF CRIMINAL PROCEDURE.**
- **A REVIEW OF THE INFORMATION PRESENTED AND SUPPORTING DOCUMENTATION REVEALS THAT THE TEXARKANA, TEXAS POLICE DEPARTMENT IS FULLY IN COMPLIANCE WITH TEXAS LAW ON TRAINING AND EDUCATION REGARDING RACIAL PROFILING.**
- **A REVIEW OF THE DOCUMENTATION PRODUCED BY THE DEPARTMENT REVEALS THAT THE DEPARTMENT IS FULLY IN COMPLIANCE WITH APPLICABLE TEXAS LAW ON THE RACIAL PROFILING COMPLAINT PROCESS AND PUBLIC EDUCATION ABOUT THE COMPLAINT PROCESS.**
- **ANALYSIS OF THE DATA REVEALS THAT THE DEPARTMENT IS FULLY IN COMPLIANCE WITH APPLICABLE TEXAS LAW ON THE COLLECTION OF RACIAL PROFILING DATA.**
- **THE ANALYSIS OF STATISTICAL INFORMATION FROM TEXARKANA, TEXAS POLICE DEPARTMENT REVEALS THAT THERE ARE NO METHODOLOGICALLY CONCLUSIVE INDICATIONS OF SYSTEMIC RACIAL PROFILING BY THE DEPARTMENT.**
- **THE TEXARKANA, TEXAS POLICE DEPARTMENT IS FULLY IN COMPLIANCE WITH APPLICABLE TEXAS LAW CONCERNING THE PROHIBITION OF RACIAL PROFILING.**
- **THE TEXARKANA POLICE DEPARTMENT IS FULLY IN COMPLIANCE WITH APPLICABLE TEXAS LAW CONCERNING THE REPORTING OF INFORMATION TO TCOLE.**

Introduction

This report details an analysis of the Texarkana, Texas Police Department's policies, training, and statistical information on racial profiling for the year 2016. This report has been prepared to specifically comply with Article 2.132 of the Texas Code of Criminal Procedure (CCP) regarding the compilation and analysis of racial profiling data. Specifically, the analysis will address Articles 2.131 – 2.135 of the CCP and make a determination of the level of compliance with those articles by the Texarkana, Texas Police Department in 2016. The full copies of the applicable laws and regulations pertaining to this report are contained in Appendix A.

This report is divided into six analytical sections: Texarkana Police Department's policy on racial profiling; Texarkana Police Department's training and education on racial profiling; Texarkana Police Department's complaint process and public education on racial profiling; analysis of statistical data on racial profiling; analysis of Texarkana Police Department's compliance with applicable laws on racial profiling; and a final section which includes completed data and information reporting forms required to be sent to TCOLE beginning in 2011.

For the purposes of this report and analysis, the following definition of racial profiling is used: racial profiling means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity (Texas CCP Article 3.05).

Texarkana, Texas Police Department Policy on Racial Profiling

A review of Texarkana, Texas Police Department's "Biased Based Policing and Racial Profiling Policy" contained in Directive 2.01.1 (see Appendix B) revealed that the department has adopted policies in compliance with Article 2.132 of the Texas CCP. There are seven specific requirements mandated by Article 2.132 that a law enforcement agency must address. All seven are clearly covered in the Texarkana, Texas Police Department racial profiling policy. Texarkana, Texas Police Department policies provide clear direction that any form of racial profiling is prohibited and that officers found engaging in inappropriate profiling may be disciplined up to and including termination. The policies also provide a very clear statement of the agency's philosophy regarding equal treatment of all persons regardless of race, ethnicity, or national origin. Appendix C lists the applicable statute and corresponding Texarkana, Texas Police Department regulation.

A COMPREHENSIVE REVIEW OF TEXARKANA, TEXAS POLICE DEPARTMENT'S RACIAL PROFILING POLICY SHOWS THAT THE TEXARKANA, TEXAS POLICE DEPARTMENT IS FULLY IN COMPLIANCE WITH ARTICLE 2.132 OF THE TEXAS CODE OF CRIMINAL PROCEDURE.

Texarkana, Texas Police Department Training and Education on Racial Profiling

Texas Occupation Code § 1701.253 and § 1701.402 require that curriculum be established and training certificates issued on racial profiling for all Texas peace officers. Information provided by Texarkana, Texas Police Department reveals that racial profiling training and certification is

current for all officers in 2016. Racial profiling training is specifically covered in Texarkana, Texas' Biased Based Policing and Racial Profiling Policy Section 4 (B). In addition, all personnel are trained on the department's racial profiling policy on an annual basis.

A REVIEW OF THE INFORMATION PRESENTED AND SUPPORTING DOCUMENTATION REVEALS THAT THE TEXARKANA, TEXAS POLICE DEPARTMENT IS FULLY IN COMPLIANCE WITH TEXAS LAW ON TRAINING AND EDUCATION REGARDING RACIAL PROFILING.

Texarkana, Texas Police Department Complaint Process and Public Education on Racial Profiling

Article 2.132 §(b)3-4 of the Texas Code of Criminal Procedure requires that law enforcement agencies implement a complaint process on racial profiling and that the agency provide public education on the complaint process. Texarkana, Texas Police Department's Biased Based Policing and Racial Profiling Policy Section 4 (A) covers this requirement. Information regarding how a citizen may file a complaint is available to the public at a variety of locations. In addition, the department has an online citizen complaint process as well (<http://ci.texarkana.tx.us/393/Police-Department/>).

A REVIEW OF THE DOCUMENTATION PRODUCED BY THE DEPARTMENT REVEALS THAT THE DEPARTMENT IS FULLY IN COMPLIANCE WITH APPLICABLE TEXAS LAW ON THE RACIAL PROFILING COMPLAINT PROCESS AND PUBLIC EDUCATION ABOUT THE COMPLAINT PROCESS.

Texarkana, Texas Police Department Statistical Data on Racial Profiling

Article 2.132(b) 6 requires that law enforcement agencies collect statistical information on traffic citations and detentions with specific information on the race of the person cited. In addition, information concerning searches of persons and whether or not the search was based on consent is also to be collected. Texarkana, Texas Police Department submitted statistical information on all stops in 2016 and accompanying information on the race/ethnicity of the person stopped. Accompanying this data was the relevant information on searches. It should be noted that the Texarkana, Texas Police Department collects more information than required by Texas law. Information is collected on all stops, not just stops resulting in a citation.

ANALYSIS OF THE DATA REVEALS THAT THE DEPARTMENT IS FULLY IN COMPLIANCE WITH APPLICABLE TEXAS LAW ON THE COLLECTION OF RACIAL PROFILING DATA.

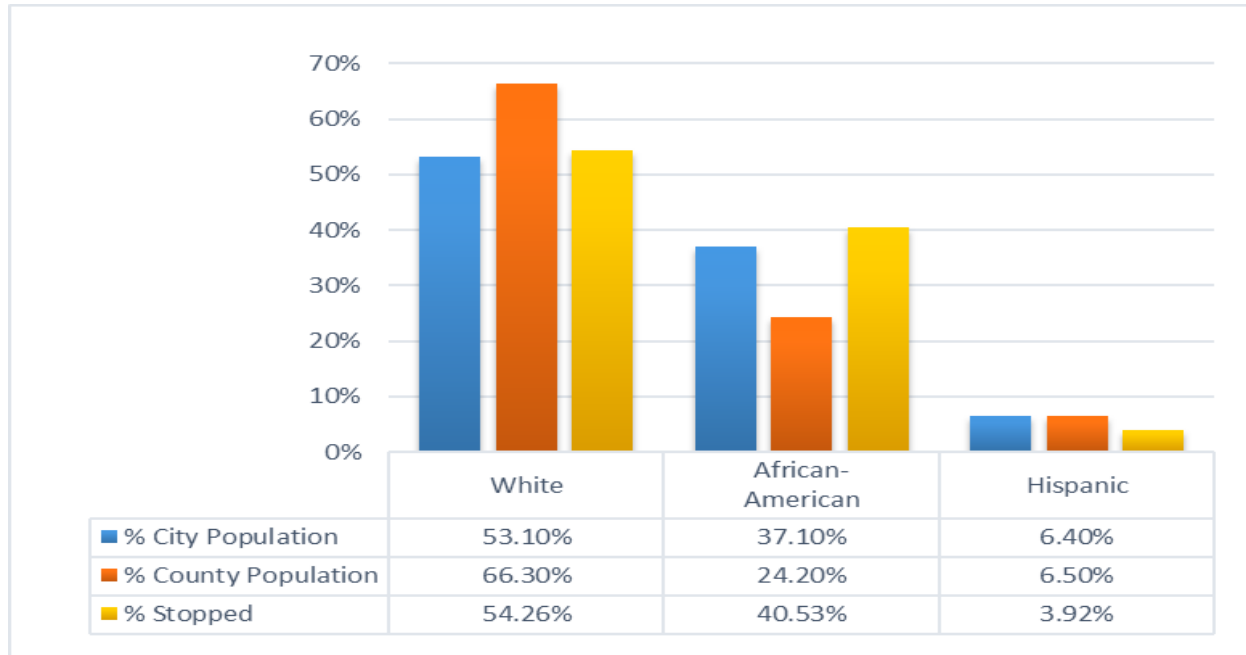
Analysis of the Data

The first chart depicts the percentages of people stopped by race including Whites, African-Americans, and Hispanics.¹ White drivers constituted 54.26 percent of all drivers stopped, whereas Whites constituted 53.10 percent of the city population and 66.30 percent of the county population.² The chart shows that White drivers are stopped at a rate that is slightly higher than

¹ Due to a small number of cases, information contained in the first chart excludes information pertaining to 82 stops of citizens of Asian descent and 88 stops of citizens of Native American/Middle Eastern descent.

² City and County population figures are derived from the 2010 Census of the U.S. Census Bureau.

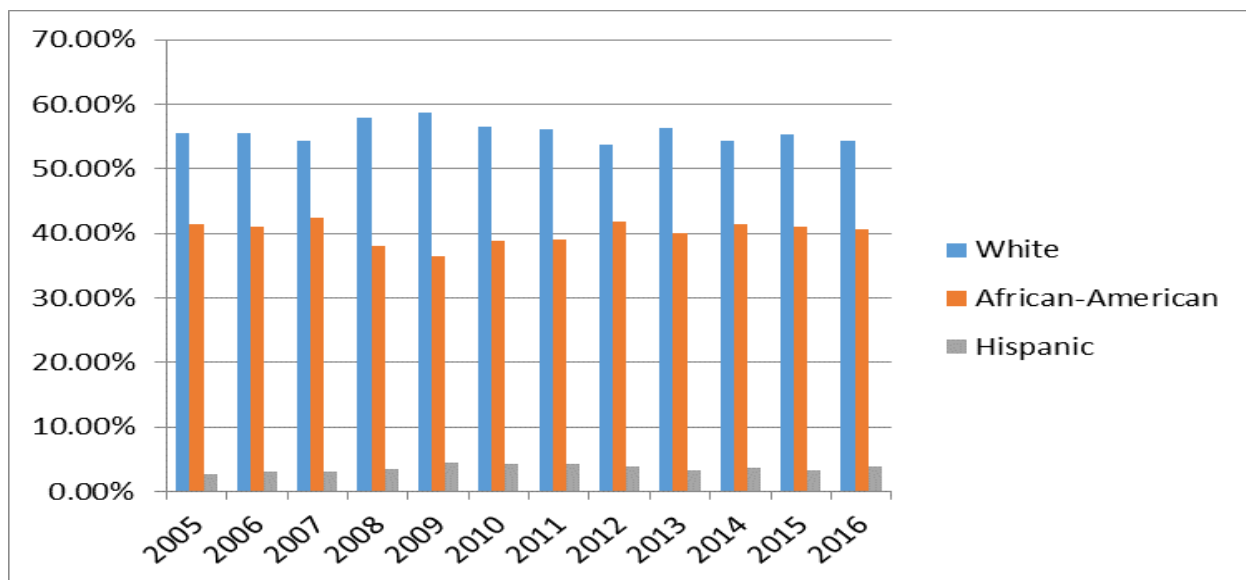
the percentage of Whites in the city population and lower than the percentage of Whites in the county population. *African-American drivers* constituted 40.53 percent of all drivers stopped, whereas African-Americans constituted 37.10 percent of the city population and 24.20 percent of the county population. African-American drivers were stopped at a rate that is slightly higher than the percentage of African-Americans found in the city population and higher than the percentage of African-Americans in the county population. *Hispanic drivers* constituted 3.92 percent of all drivers stopped, whereas Hispanics constituted 6.40 percent of the city population and 6.50 percent of the county population. Hispanics are stopped at rates lower than the percentage of Hispanics found in the city and county population.



As illustrated in the table and chart below, the percentage of African-American drivers stopped decreased slightly overall from 2005-2016. In 2005, African-American drivers constituted 41.40 percent of all stops while in 2016 the percentage was 40.53 percent. In addition, the table and chart also show the percentage of Hispanic and White drivers stopped from 2005-2016. In an overall view, the table and chart below show relatively small variations from 2005-2016 across racial categories in terms of drivers stopped.

Year	African-American	Hispanic	White
2005	41.40%	2.70%	55.50%
2006	41.00%	3.10%	55.60%
2007	42.34%	3.12%	54.23%
2008	38.10%	3.51%	57.97%
2009	36.38%	4.40%	58.63%
2010	38.83%	4.21%	56.48%
2011	39.02%	4.20%	56.15%
2012	41.88%	3.88%	53.69%
2013	40.06%	3.32%	56.22%
2014	41.37%	3.70%	54.29%
2015	40.98%	3.24%	55.36%
2016	40.53%	3.92%	54.26%

As the first chart shows, easy determinations regarding whether or not Texarkana, Texas police officers have “racially profiled” a given motorist are impossible given the nature of the data that has been collected and presented for this report. The law dictates that police agencies compile aggregate-level data regarding the *rates* at which agencies *collectively* stop motorists in terms of their race/ethnicity. These aggregated data are to be subsequently analyzed in order to determine whether or not *individual* officers are “racially profiling” motorists.



This methodological error, commonly referred to as the "ecological fallacy," defines the dangers involved in making assertions about individual officer decisions based on the examination of aggregate incident level data. In short, one cannot "prove" that an *individual* officer has “racially

profiled” any *individual* motorist based on the rate at which a department stops any given *group* of motorists.

Additional interpretation problems remain in regards to the specific measurement of “racial profiling” as defined by Texas state code. For example, officers are currently forced to make subjective determinations regarding an individual's race based on his or her personal observations because the Texas Department of Public Safety does not provide an objectively-based determination of an individual's race/ethnicity on the Texas driver's license. The absence of any verifiable race/ethnicity data on the driver's license is especially troubling given the racial diversity within the city of Texarkana, Texas. The validity of any racial/ethnic disparities discovered in the aggregate level data becomes threatened in direct proportion to the number of subjective “guesses” officers are forced to make when trying to determine an individual's racial/ethnic background.

In addition, the data collected for the current report does not allow for an analysis that separates (or disaggregates) the discretionary decisions of officers to stop a motorist from those that are largely non-discretionary. For example, non-discretionary stops of motorists based on the discovery of outstanding warrants should not be analyzed in terms of whether or not “profiling” has occurred simply because the officer who has stopped a motorist as a result of the discovery of an outstanding warrant does not *independently* make the decision to stop, but rather, is required to stop that individual regardless of any determination of race. An officer cannot be determined to be “racially profiling” when organizational rules and state codes compel them to stop regardless of an individual's race/ethnicity. Straightforward aggregate comparisons of stop rates ignore these realities, and fail to distinguish between discretionary and non-discretionary law enforcement actions.

Finally, there has been considerable debate as to what the most appropriate population “base-rate” is in determining whether or not racial/ethnic disparities exist. As the current analysis shows in regards to the use of city and county population base-rates, the outcome of analyses designed to determine whether or not disparities exist is obviously dependent on which base-rate is used. In addition, population growth of the city of Texarkana, Texas has exacerbated problems associated with determining appropriate base-rates because measures derived exclusively from the U.S. Census or its estimates (e.g., American Community Survey estimates) can become quickly outdated. Although this report used the most recent 2010 Census figures, these population figures have become quickly outdated. Related, the determination of valid stop base-rates becomes multiplied if analyses fail to distinguish between residents and non-residents who are stopped, because the existence of significant proportions of non-resident stops will lead to invalid conclusions if racial/ethnic comparisons are made exclusively to resident population figures.

In short, the methodological problems outlined above point to the limited utility of using aggregate level comparisons of the rates at which different racial/ethnic groups are cited in order to determine whether or not racial profiling exists within a given jurisdiction.

The next analysis assesses the number of searches, consent searches, and arrests which occurred subsequent to the 13,184 traffic stops in 2016. Searches subsequent to traffic stops by the Texarkana, Texas Police Department are rare. In 2016, less than 4 percent (526/13,184) of all drivers who were stopped were searched. Out of 13,184 traffic stops, only 526 drivers were

searched. Of the 526 drivers who were searched, 186 were White, 326 were African-American, and 7 were Hispanic. It is clear that the vast majority of the total number of drivers stopped (including White, African-American, and Hispanic groups) were not searched.

It should be noted that aggregate level comparisons regarding the rates at which drivers are searched by police are subject to some of the same methodological issues as those outlined above regarding analyses of aggregate level stop rates. Of particular concern is the absence of any analyses that separates discretionary searches from non-discretionary searches. For example, the number of searches described in the previous paragraph includes not only consent searches, but also searches based upon probable cause and searches incident to arrest. Searches based upon probable cause and searches incident to arrest are non-discretionary in that the officer is compelled by law or departmental guidelines to conduct the search irrespective of the race of the stopped driver. Thus, these actions should not be included in analyses designed to examine whether or not racial profiling has occurred. The data is presented here because the Texas racial profiling law requires the collection and presentation of such data.

Action	White	African-American	Hispanic	Asian	Other	Total
Stops	7,153	5,344	517	82	88	13,184
Searched	186	326	7	2	5	526
Consent	76	119	4	0	2	201
Custody Arrests	109	254	6	2	2	373

The table above not only reports the summaries for the total number of persons stopped and searched subsequent to being stopped by the Texarkana, Texas Police Department in 2016, it also shows the number of stopped individuals who granted consent to search and those stopped drivers who were arrested during the traffic stop. Similar to the conclusion drawn regarding searches subsequent to traffic stops, consent searches subsequent to traffic stops by the Texarkana, Texas Police Department are rare as well. Less than 2 percent of the total stops resulted in a consensual search (201/13,184).

So too, only 2.83 percent of drivers stopped were subject to an arrest. Of the 373 drivers arrested, 109 were White, 254 were African-American, and 6 were Hispanic. As stated previously regarding non-discretionary searches, when an officer is compelled by law or departmental guidelines to conduct an arrest, as is the case with outstanding arrest warrants, the actions of the officer should not be included in analyses designed to examine whether or not racial profiling has occurred. The data is presented here because the Texas racial profiling law requires the collection and presentation of such data.

Analysis of Racial Profiling Compliance by Texarkana, Texas Police Department

The foregoing analysis shows that the Texarkana, Texas Police Department is fully in compliance with all relevant Texas laws concerning racial profiling, including the existence of a formal policy prohibiting racial profiling by its officers, officer training and educational programs, a formalized complaint process, and the collection of data in compliance with the law. Finally, internal records indicate that the department received no complaints related to racial profiling in 2016.

In addition to providing summary reports and analysis of the data collected by the Texarkana, Texas Police Department in 2016, this report also included an extensive presentation of some of the limitations involved in the level of data collection currently required by law and the methodological problems associated with analyzing such data for the Texarkana, Texas Police Department as well as police agencies across Texas. The Texarkana, Texas Police Department should continue its educational and training efforts within the department on racial profiling. In addition, the department should conduct periodic evaluations to assess patterns of officer decision-making. The final section of this report includes newly required TCOLE reporting information by Texas law enforcement organizations.

Texarkana Police Department TCOLE Reporting Forms

Attachment: 2017-029 ATTH 2016 Racial Profiling Report (1617 : 2017-029 RES Acknowledging receipt of 2016 Racial Profiling Report)



**Partial Exemption Racial Profiling Reporting
(Tier 1)**

Department Name Texarkana Texas Police Department
Agency Number 037207
Chief Administrator Name Chief Daniel Shiner
Reporting Name Jana McAnally
Contact Number (903) 798-3116
E-mail Address jana.m@txkusa.org

Certification to Report 2.132 (Tier 1) – Partial Exemption

Policy Requirements (2.132(b) CCP):

Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

- (1) clearly define acts constituting racial profiling;
- (2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;
- (3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;
- (4) provide public education relating to the agency's complaint process;
- (5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;
- (6) require collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:
 - (A) the race or ethnicity of the individual detained;
 - (B) whether a search was conducted and, if so, whether the individual detained consented to the search; and
 - (C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and
- (7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - (A) the Commission on Law Enforcement Officer Standards and Education; and
 - (B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

These policies are in
effect


Chief Administrator

Date 1/31/17



**Partial Exemption Racial Profiling Reporting
(Tier 1)**

Video and Audio Equipment Exemption

Partial Exemption Claimed by (2.135(a) CCP):



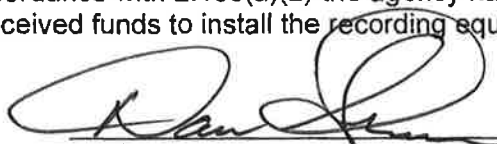
all cars regularly used for motor vehicle stops are equipped with video camera and transmitter-activated equipment and each motor stop is recorded and the recording of the stop is retained for at least 90 days after the stop.

OR



In accordance with 2.135(a)(2) the agency has requested and not received funds to install the recording equipment

I claim this exemption


Chief Administrator

Date

1/31/17

PARTIAL EXEMPTION RACIAL PROFILING REPORTING (TIER 1)

INSTRUCTIONS: Please fill out all boxes. If zero, use 0.

1. Total on lines 4, 11, 14, and 17 must be equal
2. Total on line 20 must equal line 15

AGENCY NAME:

Number of motor vehicle stops (mark only 1 category per vehicle stop):

1. 12,811 Citation only
2. 114 Arrest only
3. 259 Both
4. 13,184 (Total of 1-3)

Race or Ethnicity (mark only 1 category per vehicle stop):

5. 5344 African
6. 82 Asian
7. 7153 Caucasian
8. 517 Hispanic
9. 74 Middle Eastern
10. 14 Native American
11. 13,184 (Total of 5-10, must be the same as #4)

Race or Ethnicity known prior to stop?

12. 2317 Yes
13. 10,867 No
14. 13,184 (Total of 12-13, must be the same as #4 and #11)

Search conducted?

15. 526 Yes
16. 12,658 No
17. 13,184 (Total of 15-16, must be the same as #4, #11, and #14 above)

Was search consented?

18. 201 Yes
19. 325 No
20. 526 (Total, must equal #15)



**Partial Exemption Racial Profiling Reporting
(Tier 1)**

Option to submit required data by utilizing agency report

You must submit your report in PDF format

Electronic Submission of data required by 2.132(b)(6) CCP

(6) require collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:

- (A) the race or ethnicity of the individual detained;
- (B) whether a search was conducted and, if so, whether the individual detained consented to the search; and
- (C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

This report meets the above requirements


Chief Administrator

Date



Send entire documents electronically to this website

www.tcleose.state.tx.us

Appendix A

Racial Profiling Statutes and Laws

Art. 3.05. RACIAL PROFILING.

In this code, "racial profiling" means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 2, eff. Sept. 1, 2001.

Art. 2.131. RACIAL PROFILING PROHIBITED.

A peace officer may not engage in racial profiling.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Art. 2.132. LAW ENFORCEMENT POLICY ON RACIAL PROFILING.

(a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make motor vehicle stops in the routine performance of the officers' official duties.

(2) "Motor vehicle stop" means an occasion in which a peace officer stops a motor vehicle for an alleged violation of a law or ordinance.

(3) "Race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, Native American, or Middle Eastern descent.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

- (2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;
 - (3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;
 - (4) provide public education relating to the agency's complaint process;
 - (5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;
 - (6) require collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:
 - (A) the race or ethnicity of the individual detained;
 - (B) whether a search was conducted and, if so, whether the individual detained consented to the search; and
 - (C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and
 - (7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - (A) the Commission on Law Enforcement Officer Standards and Education; and
 - (B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.
- (c) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.
- (d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle stops. If a law enforcement agency installs video or audio equipment as provided by this

subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a motor vehicle stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(f) On the commencement of an investigation by a law enforcement agency of a complaint described by Subsection (b)(3) in which a video or audio recording of the occurrence on which the complaint is based was made, the agency shall promptly provide a copy of the recording to the peace officer who is the subject of the complaint on written request by the officer.

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b)(7), the commission shall begin disciplinary procedures against the chief administrator.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Amended by: Acts 2009, 81st Leg., R.S., Ch. 1172, Sec. 25, eff. September 1, 2009.

Art. 2.133. REPORTS REQUIRED FOR MOTOR VEHICLE STOPS.

(a) In this article, "race or ethnicity" has the meaning assigned by Article 2.132(a).

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any person operating the motor vehicle who is detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop;

- (3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;
- (4) whether any contraband or other evidence was discovered in the course of the search and a description of the contraband or evidence;
- (5) the reason for the search, including whether:
 - (A) any contraband or other evidence was in plain view;
 - (B) any probable cause or reasonable suspicion existed to perform the search; or
 - (C) the search was performed as a result of the towing of the motor vehicle or the arrest of any person in the motor vehicle;
- (6) whether the officer made an arrest as a result of the stop or the search, including a statement of whether the arrest was based on a violation of the Penal Code, a violation of a traffic law or ordinance, or an outstanding warrant and a statement of the offense charged;
- (7) the street address or approximate location of the stop; and
- (8) whether the officer issued a written warning or a citation as a result of the stop.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Amended by: Acts 2009, 81st Leg., R.S., Ch. 1172, Sec. 26, eff. September 1, 2009.

Art. 2.134. COMPILATION AND ANALYSIS OF INFORMATION COLLECTED.

(a) In this article:

(1) "Motor vehicle stop" has the meaning assigned by Article 2.132(a).

(2) "Race or ethnicity" has the meaning assigned by Article 2.132(a).

(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2.133. Not later than March 1 of each year, each law enforcement agency shall submit a report containing the incident-based data compiled during the previous calendar year to the Commission on Law Enforcement Officer Standards and Education

and, if the law enforcement agency is a local law enforcement agency, to the governing body of each county or municipality served by the agency.

(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

- (A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities; and
- (B) examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a motor vehicle stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2.133(b)(1).

(e) The Commission on Law Enforcement Officer Standards and Education, in accordance with Section 1701.162, Occupations Code, shall develop guidelines for compiling and reporting information as required by this article.

(f) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b), the commission shall begin disciplinary procedures against the chief administrator.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Amended by: Acts 2009, 81st Leg., R.S., Ch. [1172](#), Sec. 27, eff. September 1, 2009.

Art. 2.135. PARTIAL EXEMPTION FOR AGENCIES USING VIDEO AND AUDIO EQUIPMENT.

(a) A peace officer is exempt from the reporting requirement under Article 2.133 and the chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is exempt from the compilation, analysis, and reporting requirements under Article 2.134 if:

(1) during the calendar year preceding the date that a report under Article 2.134 is required to be submitted:

(A) each law enforcement motor vehicle regularly used by an officer employed by the agency to make motor vehicle stops is equipped with video camera and transmitter-activated equipment and each law enforcement motorcycle regularly used to make motor vehicle stops is equipped with transmitter-activated equipment; and

(B) each motor vehicle stop made by an officer employed by the agency that is capable of being recorded by video and audio or audio equipment, as appropriate, is recorded by using the equipment; or

(2) the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a)(1)(A) and the agency does not receive from the state funds or video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose.

(b) Except as otherwise provided by this subsection, a law enforcement agency that is exempt from the requirements under Article 2.134 shall retain the video and audio or audio documentation of each motor vehicle stop for at least 90 days after the date of the stop. If a complaint is filed with the law enforcement agency alleging that a peace officer employed by the agency has engaged in racial profiling with respect to a motor vehicle stop, the agency shall retain the video and audio or audio record of the stop until final disposition of the complaint.

(c) This article does not affect the collection or reporting requirements under Article 2.132.

(d) In this article, "motor vehicle stop" has the meaning assigned by Article 2.132(a).

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Amended by: Acts 2009, 81st Leg., R.S., Ch. 1172, Sec. 28, eff. September 1, 2009.

Art. 2.136. LIABILITY.

A peace officer is not liable for damages arising from an act relating to the collection or reporting of information as required by Article 2.133 or under a policy adopted under Article 2.132.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Art. 2.137. PROVISION OF FUNDING OR EQUIPMENT.

(a) The Department of Public Safety shall adopt rules for providing funds or video and audio equipment to law enforcement agencies for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), including specifying criteria to prioritize funding or equipment provided to law enforcement agencies. The criteria may include consideration of tax effort, financial hardship, available revenue, and budget surpluses. The criteria must give priority to:

(1) law enforcement agencies that employ peace officers whose primary duty is traffic enforcement;

(2) smaller jurisdictions; and

(3) municipal and county law enforcement agencies.

(b) The Department of Public Safety shall collaborate with an institution of higher education to identify law enforcement agencies that need funds or video and audio equipment for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A). The collaboration may include the use of a survey to assist in developing criteria to prioritize funding or equipment provided to law enforcement agencies.

(c) To receive funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency needs funds or video and audio equipment for that purpose.

(d) On receipt of funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency has installed video and audio equipment as described by Article 2.135(a)(1)(A) and is using the equipment as required by Article 2.135(a)(1).

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Art. 2.138. RULES.

The Department of Public Safety may adopt rules to implement Articles 2.131-2.137.

Added by Acts 2001, 77th Leg., ch. 947, Sec. 1, eff. Sept. 1, 2001.

Art. 2.1385. CIVIL PENALTY.

(a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in the amount of \$1,000 for each violation. The attorney general may sue to collect a civil penalty under this subsection.

(b) From money appropriated to the agency for the administration of the agency, the executive director of a state law enforcement agency that intentionally fails to submit the incident-based data as required by Article 2.134 shall remit to the comptroller the amount of \$1,000 for each violation.

(c) Money collected under this article shall be deposited in the state treasury to the credit of the general revenue fund.

Added by Acts 2009, 81st Leg., R.S., Ch. 1172, Sec. 29, eff. September 1, 2009.

Appendix B

Texarkana, Texas Police Department Biased Based Policing and Racial Profiling Policy

TEXARKANA, TEXAS POLICE DEPARTMENT
GENERAL ORDERS MANUAL

<i>Effective Date</i> February 1, 2008		<i>Amended Date</i> November 1, 2015	<i>Directive</i> 2.01.1
<i>Subject</i> Biased Based Policing and Racial Profiling			
<i>Reference</i> Code of Criminal Procedure 2.131 – 2.135			
<i>Distribution</i> All Personnel City Manager City Attorney	<i>TPCA Best Practices Recognition Program Reference</i> 2.01.1 Biased Based Profiling	<i>Review Date</i> January 1, 2017	<i>Pages</i> 6

This Operations Directive is for internal use only and does not enhance an officer's civil or criminal liability in any way. It should not be construed as a creation of a higher standard of safety or care in an evidentiary sense, with respect to third party claims. Violations of this Operations Directive, if proven, may only form the basis for a complaint by this Department, and only in a non-judicial administrative setting.

SECTION 1 PURPOSE

The purpose of this policy is to reaffirm the Department's commitment to unbiased policing in all of its encounters between officers and any person; to reinforce procedures that serve to ensure public confidence and mutual trust through the provision of services in a fair and equitable fashion; and to protect our officers from unwarranted accusations of misconduct when they act within the dictate of departmental policy and the law.

SECTION 2 POLICY

- A. It is the policy of the Department to protect the constitutional rights of all persons. Allegations of racial profiling or discriminatory practices, real or perceived, are detrimental to the relationship between police and the communities they protect and serve because they strike at the basic foundation of public trust. This trust is essential to effective community-based policing. Racial profiling is considered misuse of valuable police resources; such improper methods violate the civil rights of members of the public and may lead to increased exposure to liability for the officer and the department. This Department does not endorse, train, teach, support, or condone any type of bias, stereotyping, or racial profiling by its officers. While recognizing that most officers perform their duties in a professional, ethical, and impartial manner, this Department is committed to identifying and eliminating any instances of racial profiling.
- B. It is the policy of the Department to:
 1. Provide all people within this community fair and impartial police services consistent with constitutional and statutory mandates;
 2. Assure the highest standard of integrity and ethics among all our members;
 3. Respect the diversity and the lawful cultural practices of all people;
 4. Take positive steps to identify, prevent, and eliminate any instances of racial profiling by our members; and
 5. Continue our commitment to community based policing and problem solving, including vigorous, lawful and nondiscriminatory traffic enforcement that promotes public safety and strengthens public trust, confidence, and awareness.

TEXARKANA, TEXAS POLICE DEPARTMENT
GENERAL ORDERS MANUAL

<i>Directive</i> 2.01.1	<i>Subject</i> Biased Based Policing and Racial Profiling
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- C. It is the policy of the Department to police in a proactive manner and to aggressively investigate suspected violations of law. Officers shall actively enforce local, state and federal laws in a responsible and professional manner without regard to an individual's race, gender, age, ethnicity, ethnic background, sexual orientation, religion, economic status, cultural group, national origin or any other identifiable group. Officers are strictly prohibited from engaging in racial profiling as defined in this policy. This policy shall be applicable to all persons, whether drivers, passengers, or pedestrians.
- D. Officers shall conduct themselves in a dignified and respectful manner at all times when dealing with the public. The Department will honor the right of all persons to be treated equally and to be free from unreasonable searches and seizures.

SECTION 3 DEFINITIONS

Racial Profiling is defined as a law enforcement-initiated action based on an individual's race, gender, age, ethnicity, ethnic background, sexual orientation, religion, economic status, cultural group, national origin or any other identifiable group rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity. The term is not relevant as it pertains to witnesses, complainants, persons needing assistance, or other citizen contacts.

Examples of racial profiling include, but are not limited to, the following:

- a. Citing a driver because of the cited driver's race, ethnicity, or national origin, or
- b. Detaining the driver of a vehicle based on the determination that a person of that race, ethnicity, or national origin is unlikely to own or possess that specific make or model of vehicle.
- c. Detaining an individual based upon the determination that a person of that race, ethnicity, or national origin does not belong in a specific part of town or a specific place.

Gender Profiling is defined as a law enforcement-initiated action based on an individual's gender rather than on the individual's behavior or involvement in criminal activity.

Race or Ethnicity is defined as a particular descent, including Caucasian, African, Hispanic, Asian, or Native American.

Pedestrian Stop is defined as an interaction between a peace officer and an individual traveling on foot who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.

Traffic Stop is defined as a vehicle stop where a peace officer stops a motor vehicle for an alleged violation of law or ordinance regulating traffic.

Probable Cause is defined as more than bare suspicion; it exists when the facts and circumstances within the officer's knowledge and of which they have reasonably trustworthy information are sufficient in themselves to warrant a person of reasonable caution to believe that an offense has been or is being committed.

Reasonable Suspicion is defined as specific, articulable facts leading a reasonable police officer to believe a crime might be occurring. Reasonable suspicion is less than probable cause, but more than a mere hunch. Reasonable grounds for suspicion depend on the circumstances in each case. There must be an objective basis for that suspicion based on facts, information, and/or intelligence.

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Directive
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Subject
Biased Based Policing and Racial Profiling

Search is an examination or exploration of an individual's house, premises, vehicle or person to discover stolen property, contraband or other items that may be evidence of a crime.

Search incident to arrest is a full search of an arrested person and of the vicinity around him or her. The search is conducted for officer safety and to prevent the destruction of evidence.

Consent search is a search permitted by a person with apparent authority to allow the search. To be valid, consent must be voluntary and intelligent, based on a totality of circumstances. Voluntary means that the consent was not forced or coerced. Intelligent means the person giving consent must know what he or she is doing.

Frisk is defined as a limited search or patting down of a suspect's outer clothing for the purpose of officer safety. A frisk must be based on reasonable suspicion that the suspect is armed with a deadly weapon, and that if he is not searched and disarmed, harm will come to the officer or another person. A limited search or frisk of an automobile after a valid stop is permissible if the officer has reasonable suspicion the suspect is dangerous and might gain immediate control of a weapon. The search is limited to the areas in which a weapon may be placed or hidden.

Inventory is an administrative process by which items of property in an impounded vehicle are listed and secured. An inventory is not a search and should not be used as a substitute for a search. The specific objectives of an inventory are to protect the property of the defendant, to protect the police against any claim of lost property, and to protect police personnel and others from any dangerous instruments.

SECTION 4 PROCEDURES

A. COMPLAINTS

1. Any person may file a complaint with the Department if they believe they have been stopped or searched on the basis of their race, ethnicity, national origin, or gender. No person shall be discouraged, intimidated, or coerced from filing such a complaint, or discriminated against because they have filed such a complaint.
2. A complaint from a citizen regarding racial profiling may be made to any Department supervisor or, if available, to the Office of Professional Responsibility. All complaints received shall be forwarded in writing through the chain of command to the Office of the Chief of Police.
3. In addition to the written complaint, the supervisor receiving the complaint shall obtain the video recording from the officer's vehicle and cause a copy to be made onto a recordable CD or DVD disc. The supervisor shall label the video disc, indicating the unit number and date and time the disc was made. The copy of the video recording will be forwarded through the chain of command to the Office of the Chief of Police. A copy of video of all incidents in which racial or gender profiling is alleged shall be retained with the investigative file. A copy of the video shall be supplied to the officer within five days of the date of the complaint. The Office of Professional Responsibility shall supply the video to the officer prior to taking any statements from the officer.
4. The Department shall provide education to the public concerning the complaint process. Written information regarding how a citizen may file a complaint or issue a commendation for an officer shall be made available to the public at a variety of locations, including public meetings, Central Records and Communications, City Hall, and the Police Department's office at the Bi-State Justice Building. This information shall also be available on the Department's Internet site.

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GENERAL ORDERS MANUAL**

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B. RACIAL PROFILING TRAINING

1. Officers are responsible to adhere to all Texas Commission on Law Enforcement (TCOLE) training and the Law Enforcement Management Institute of Texas (LEMIT) requirements as mandated by law.
2. All officers shall complete a TCOLE training and education program on racial profiling not later than the second anniversary of the date the officer is licensed under Chapter 1701 of the Texas Occupations Code, or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier. At the discretion of the Chief of Police, additional diversity and sensitivity training may be required for officers with sustained racial profiling or other discrimination complaints filed against them.
3. The Chief of Police, as part of the initial training and continued education for such appointment, will be required to attend the LEMIT program on racial profiling.
4. Supervisors shall conduct periodic roll call training regarding racial profiling issues, including implementation and enforcement of this policy.

C. INTERNAL MONITORING

1. Random Reviews:

As mandated in Directive 7.36.1 Digital Mobile Video/Audio Recording Equipment, Field Supervisors shall conduct reviews of the video files recorded by officers under their supervision to:

- a. Assess performance and safety practices;
- b. Ensure compliance with departmental policy;
- c. Ensure proper use of DMVR equipment; and,
- d. Identify appropriate training video.

Supervisors shall conduct a review of video files randomly each month, ensuring that each officer is reviewed at least twice during each month. Supervisors will review one traffic stop and one other video of their choosing of each officer. As part of the review, supervisors will document the number of videos created by each officer. Each shift commander shall be responsible for ensuring the video reviews are conducted and documented. A report containing the dates each officer was reviewed and the supervisor that conducted each review shall be prepared and submitted to the Operations Division Secretary, who shall maintain a log of the reviews. Supervisors will have the random review done by the 15th of the following month.

2. Reviews shall occur whenever:

- a. An officer is involved in a pursuit;
- b. An officer is involved in a use of force recorded by the system;
- c. A complaint is lodged against an officer; or

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- d. A supervisor articulates a reason to suspect an officer is involved in activity contrary to the mandates of the General Orders.

- 3. Video events which may be evidentiary in nature should be reviewed and properly documented.

D. CORRECTIVE ACTION

- 1. Failure to report any observed or known violations of this policy by any Department employee shall result in corrective action being taken against the employee.
- 2. Officers found in violation of this policy or who have a sustained racial profiling complaint shall be subject to corrective action which may include: diversity, sensitivity, or other appropriate training, informal counseling, formal counselling, written reprimand, suspension from duty with or without pay, indefinite suspension, or other appropriate action as determined by the Chief of Police.

E. MANDATED DIGITAL MOBILE VIDEO RECORDER OPERATION

Unless the delivery of emergency police services would be prevented, an officer's personal safety would be jeopardized, or police strategy is being discussed, officers will ensure the operation of the digital mobile video recorder is conducted in accordance with directive 7.36.1.

F. CITATION DATA COLLECTION AND REPORTING

- 1. Each officer shall be required to collect information relating to traffic stops that result in a written warning, citation or custody arrest. The written warning and citation will document the necessary information as describe in Section F (2) below by using the proper notations found on the citation. In the case of a custody arrest, it shall be necessary to complete a Data Collection Form to record the information required by the racial profiling statute. In the event that a citation is issued to an individual that is ultimately arrested, the citation will record the necessary data and eliminate the need to complete a Data Collection Form.
- 2. The officer will document the following on the citation, written warning or Data Collection Form:
 - a. The violator's race or ethnicity.
 - b. Whether a search was conducted.
 - c. Whether the search was consensual.
 - d. Whether the race or ethnicity of driver known prior to stop.
 - e. Reason for arrest, if any, resulting from the stop.
- 3. Any paper citation issued will be forwarded to the Operations Division Secretary for review prior to sending to the court. Administration for E-Citations will be the responsibility of the Traffic Section Supervisor with assistance from the Operations Secretary.
- 4. By March of each year, the Department shall submit a written report to the City Council that includes the information gathered from the traffic stops in the preceding calendar year. The report will include: (1) A breakdown of traffic stops by race and ethnicity, (2) The number of traffic stops that resulted in a search and the basis for the searches, (3) The number of searches that resulted in contraband

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being discovered and, if so, the type of contraband; and (4) The number of traffic stops that resulted in custodial arrests.

5. The Crime Analyst shall be responsible for providing a report to the Chief of Police that contains this information.

G. RESPONSIBILITY

1. All members of the Department shall know and comply with all aspects of this directive.
2. All Division Commanders and supervisory personnel are responsible for ensuring compliance with the provisions and intent of this directive.

Appendix C

Racial Profiling Laws and Corresponding Department Policies

Texas CCP Article	TEXARKANA, TEXAS POLICE DEPARTMENT Racial Profiling Policy
2.132(b)1	Section 3
2.132(b)2	Section 2 (C)
2.132(b)3	Section 4 (A)
2.132(b)4	Section 4 (A) (4)
2.132(b)5	Section 4 (D)
2.132(b)6	Section 4 (F)
2.132(b)7	Section 4 (F) (4)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 2/22/2017 10:29 AM

Lead Department: City Manager **Action Officer:** John Whitson, City Manager
Resolution No. 2017-017 authorizing the City Manager to enter into an
agreement with Service Line Partners Private Label, Inc. d/b/a Service Line
Warranties of America to provide City of Texarkana, Texas, utility customers
Subject: the opportunity to purchase a sewer and water line warranty.

Briefing: 3/27/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The National League of Cities has established the NLC Service Line Warranty Program (SLWP). The program is a “no cost to the city” program and provides subscribing customers with a warranty safety net against costly repairs related to lateral (lines on private property between the public main line and the residential structure) water and sewer line failures.

NLC makes the service available through Utility Service Partners, Inc. as can be thoroughly reviewed at this internet link <http://www.utilitysp.net/>. By entering into an agreement with Utility Service Partners, Inc. the city will grant the company a non-exclusive license to use City’s name and logo on letterhead, bills and marketing materials to be sent to residential property owners from time to time, and to be used in advertising (including on the Company’s website), all at Company’s sole cost and expense and subject to City’s prior review and approval. The agreement is for an initial term of three years with automatic one year renewals with a 90-day prior to end of a term notice of intent to not renew.

The Company will be offering three products by subscription:

1. External sewer line warranty at \$7.75/month or \$88/annual (94%)
2. External water line warranty at \$5.75/month or \$64/annual (93%)
3. In-home plumbing warranty at \$6.99/month or \$78.99/annual (94%)

As a royalty payment the city shall receive 50¢ per month per product per subscribed customer.

Potential Options:

- Approve resolution as presented
- Deny the resolution as presented

Fiscal Implications:

City of Texarkana, Texas

No cost to the city

Potential revenue at 50¢ per month per product per subscriber is unknown at this time. However, for example only purposes the following is presented:

200 subscribers

2 products each

Total annual revenue = \$2,400

Staff Recommendation:

Approve the resolution as presented

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-017 RES Auth CM to enter Marketing Agreement (DOC)
- b. 2017 017 ATTH 01 NLC SLW Why Offer Program (small)(PDF)
- c. 2017-017 ATTH 02 Program Highlights (PDF)
- d. 2017-017 ATTH 03 Program Overview Brochure (PDF)
- e. 2017-017 ATTH 04 TX Partners (PDF)
- f. 2017-017 ATTH 05 TX Presentation (PDF)
- g. 2017-017 ATTH 06 Royalty Agreement (Texarkana, TX) (PDF)

Staff Coordination

City Manager	John Whitson	Department Head Review	Completed
	02/17/2017 4:58 PM		
Water Utilities	JD Phillips	Review	Completed 02/21/2017
9:56 AM			
Finance Department	Kristin Peeples	Finance Review	Completed 02/21/2017
10:15 AM			
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review	Completed	02/21/2017 10:22 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	02/21/2017 10:34 AM	
City Attorney	Jeffery C. Lewis	Review	Completed 02/21/2017
3:19 PM			
Public Information Officer	Lisa Thompson	PIO Review	Completed
	02/21/2017 3:20 PM		
City Manager	John Whitson	City Manager Review	Completed 02/22/2017
11:08 AM			

City of Texarkana, Texas

City Council
6:00 PM

Jennifer Evans

Meeting

Completed

02/27/2017

Meeting History

RESOLUTION NO. 2017 - 017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO MARKET THE NATIONAL LEAGUE OF CITIES' UTILITY SERVICE LINE WARRANTY PROGRAM; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, there are over 11,000 residential customer accounts served by the Texarkana Water Utility; and

WHEREAS, each utility customer is responsible for maintaining the water and sewer lines located on their property; and

WHEREAS, many of these customers are located in sections of the city where the utility main lines and the service lines are decades old and therefore at a high risk of failure; and

WHEREAS, repairs for service lines located on private property can easily cost as much as \$3,500 to repair; and

WHEREAS, repairs of service lines are the responsibility of the property owner or TWU customer; and

WHEREAS, the NLC Service Line Warranty program allows homeowners to purchase affordable protection for their water and sewer lines that will cover the cost of repairing leaks, breaks, and clogs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the City Manager is authorized to enter into a marketing agreement with Utility Service Partners Private Label, Inc., doing business as Service Line Warranties of America, that will provide residential utility customers to purchase a service line warranty and other similar products.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of April, 2017.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2017-017 RES Auth CM to enter Marketing Agreement (1604 : 2017-017 RES NLC Utility Service Line Program)

NLC Service Line Warranty

WHY SHOULD MY CITY offer this program?

Aging infrastructure can be a hassle for homeowners.



- In 2013, the American Society of Civil Engineers (ASCE) rated America's water and wastewater infrastructure with a D, with an estimate of more than \$3 trillion investments needed across the nation.
- Your homeowners' private lines are subjected to the same elements - root invasion, ground shifting, fluctuating temperatures and more.
- There are 650 water main breaks per day in the U.S., resulting in a daily loss of 7 billion gallons of water.¹
- Household leaks can waste more than 1 trillion gallons annually nationwide. That's equal to the annual household water use of more than 11 million homes.²



Most homeowners don't have enough savings to cover emergency expenses.

- When water and sewer lines break, many homeowners believe the responsibility to repair them lies with the city.
- When water or sewer lines fail, it can cost a homeowner \$1,300 to \$3,500 or more to repair.
- Studies³ show that most Americans don't have enough savings to cover this type of unexpected and expensive repair bill.

¹ According to a report sponsored by the National Association of Water Companies and the U.S. Chamber of Commerce. waterisyourbusiness.org

² epa.gov/WaterSense/pubs/fixleak.html

³ Bankrate.com

WHY CHOOSE TO PARTNER WITH THE NLC Service Line Warranty Program?



- At no cost to the city, the NLC Service Line Warranty allows homeowners to purchase affordable protection for their water and sewer lines that will cover the cost of repairing leaks, breaks and clogs.
- The program features generous coverage amounts, and there is never a service fee or deductible. There are no annual or lifetime limits - just peace of mind for the homeowner.
- We are the only warranty program endorsed by the NLC.
- Plumbers dispatched to the homeowner's residence undergo a rigorous background check conducted by a third-party compliance management firm before being accepted into the network.
- Contractors are local to the community into which the program has been introduced to help keep money in the local economy.

RECOGNITION & ACKNOWLEDGEMENTS



- We have maintained a customer satisfaction rating of greater than **95%** for more than a decade.
- **9 of 10** surveyed customers have recommended the program to friends, family and neighbors .
- Over **97%** of submitted claims are approved.
- 2014 Pennsylvania Municipal League 2014 Business/Community Partnership Award recipient
- 2013 winner of the Western Pennsylvania Better Business Bureau Torch Award for Marketplace Ethics



BBB Torch Award for Marketplace Ethics
Trust • Performance • Integrity
2013 Winner
Western Pennsylvania Better Business Bureau®



Program Administrator



NLC Service Line Warranty Program Highlights

- Over 200 cities participating nationwide
- No cost to or liability for the city to participate
- Healthy, ongoing annual revenue stream for city
- Educates homeowners about their lateral line responsibilities
- The only utility line warranty program endorsed by the National League of Cities
- Utility Service Partners handles all marketing and management of the program
- 24/7/365 bilingual customer service
- All repairs performed to city code by local, licensed contractors
- Reduces calls from residents to City Hall for lateral water and sewer line issues
- Homeowner billed by NLC Service Line Warranty Program
- USP is a North Central Texas Council of Governments (NCTCG) Shared Services Program Partner
- City provides residents an affordable solution that covers cost of repairs to water and sewer lines for which the homeowner is responsible
- Saved more than 60,000 homeowners across the country over \$45 million in utility line repair costs
- Public funds are not used in the marketing, distribution or administration of the NLC Service Line Warranty Program
- The NLC Service Line Warranty Program must be supported by the city into which it is being introduced before any warranty offer letters are mailed to homeowners in the community.

PARTICIPATING CITIES (SAMPLE OF OVER 200)

LARGE

Atlanta, GA
 Madison, WI
 Phoenix, AZ
 San Diego, CA

SMALL

Dayton, OH
 Edgewood, CO
 Franklin Park, IL
 Overland Park, KS

NLC SERVICE LINE WARRANTY PROGRAM BENEFITS

CITY

Provides non-tax revenue stream without any investment

Reduces calls to City/Public Works when a homeowner's line fails

Contractors undergo rigorous vetting process to ensure repairs meet city code

Reduces costs associated with sending public works to residents' homes to assess lateral line issues

Keeps money in the local economy by using contractors in the metro area

Contractors must be current with insurance and required licenses

RESIDENTS

Affordable utility line repair solution for families on a budget

Educates homeowners about their service line responsibilities

Prevents aggravation of having to find a reliable, reputable plumber

Peace of mind – with one toll-free call a plumber is dispatched

Keeps money in the homeowner's pocket; without warranty, repairs cost \$1,300 to \$4,000 or more

No service fees or deductibles, paperwork or forms to complete

ACCOLADES & ACCOMPLISHMENTS



- **Accredited Better Business Bureau member with A+ rating for nearly a decade**
- **2013 Western Pennsylvania Better Business Bureau Torch Award winner for Marketplace Ethics**

- **More than 97%** of all submitted claims are approved
- **A customer satisfaction** rating that has **exceeded 95%** for more than a decade
- **9 of 10 customers surveyed** have recommended the program to friends, family and neighbors
- The **only** utility line warranty program endorsed by the National League of Cities

Quick Facts

The program is offered at no cost to municipalities and utilities. Join us and enjoy these program features:

- The only utility line warranty program endorsed by National League of Cities
- Educates homeowners about their service line responsibilities
- Service from licensed, local contractors keeps dollars in the local economy
- Low claim denial rates – more than 97% of all claims are typically approved
- Customer satisfaction rates over 95%
- More than 97% of our customers felt better prepared for a service line emergency
- Timely repairs that help conserve water and reduce ground contamination



USP's consumer brand, Service Line Warranties of America, was the 2013 Winner of the Western Pennsylvania BBB Torch Award for Marketplace Ethics.

About

Utility Service Partners, Inc.



USP's family of companies has been providing utility service line warranty products since 2003. USP has an A+ Better Business Bureau Rating and enjoys a customer satisfaction rating of over 95%.

National League of Cities



The National League of Cities is dedicated to helping city leaders build better communities, and serves as a resource and advocate for 19,000 cities, towns and villages, representing more than 218 million Americans.

Make a Difference in Your Community

To learn more about the NLC Service Line Warranty Program, visit NLC's website at www.nlc.org or contact 1-866-974-4801.



National League of Cities Service Line Warranty Program

Building Peace of Mind, One Community at a Time

Educating homeowners about their service line responsibilities while providing an affordable solution for repairs.





Overview

Residential property owners are responsible for the maintenance of the buried water and sewer lines that run from the public (main) connection to the exterior of the home. When these lines break, leak or clog, the homeowner is often surprised to learn that homeowner's insurance does not cover the cost of an often expensive repair.

A homeowner's private lines are subjected to the same elements as the lines that comprise the public infrastructure – ground shifting, tree-root invasion, extreme weather, age and more. While municipalities are responsible for repairs to the public infrastructure, what solution is available to homeowners when the lines on their property fail?

The NLC-endorsed Water and Sewer Line Warranty and In-Home Plumbing Repair Programs educate homeowners about their service line responsibilities while providing affordable and optional repair coverage.

Serving your local community

In partnership with NLC



270+
Cities
participating
across North
America



97%
Claims
approval
rating



95%+
Customer
satisfaction
rating



100,000+
North American
homeowners
served



\$64+
Million in water
and sewer line
repair costs

Frequently Asked Questions

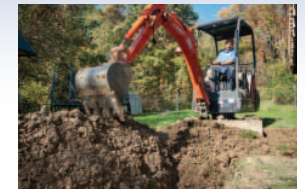


■ What will the warranty program cost the city and homeowners?

There is absolutely no cost to the city for this warranty program and homeowner participation is completely voluntary. For a small monthly fee, homeowners can protect the buried utility service lines on their property. The NLC Service Line Warranty Program provides generous coverage with no deductibles, service fees or annual/lifetime limits.

■ How does the program work?

The NLC Service Line Warranty Program handles all aspects of the program including marketing, billing, customer service, contractor management and completion of all repairs to local code.



■ What happens when a homeowner experiences a service line break or leak on their property?

One call to the NLC Service Line Warranty Program's toll-free number and a local, licensed contractor will be dispatched to quickly make repairs. There is no paper-work to complete; just one call for claims processing – available 24/7, 365 days a year. All contractors are local to the community served, which keeps dollars in your local economy.



■ Why is the warranty program important?

The American Society of Civil Engineers labeled the nation's infrastructure a D+ in 2013 and it's no surprise! Many people believe that water and sewer lines will last hundreds of years without failing, but the truth is, there are many reasons other than life expectancy of the pipes that can contribute to infrastructure failure – such as tree-root intrusion, rust and weather.

With the NLC Service Line Warranty Program, normal wear and tear, ground shifting, root-intrusion, and much more are covered.



Service Line Warranty Program



State of Texas Participating Municipalities

City of Penitas	City of Sanger	City of Waxahachie
City of Midland	City of DeSoto	City of Rowlett
City of Navasota	City of Bryan	City of Gonzales
City of Arlington	City of Brazoria	City of San Angelo
City of Lancaster	City of Denison	City of Odessa
City of Mercedes	City of Kyle	City of Wilmer
City of Rockport	City of Forney	City of Hurst
Town of Little Elm	City of Abilene	City of Crandall City
of Marshall	City of Kennedale	City of Forest Hill
City of Roanoke	City of San Antonio	City of Lewisville
City of Uvalde	City of La Marque	City of Diboll
City of Ferris	City of Wilmer	
Denton County Fresh Water Supply District		

For more information contact:

Emilie Zalfini
724-749-1060 (office)
412-527-2511 (cell)
ezalfini@utilitysp.net

Utility Service Partners, Inc. • 11 Grandview Circle • Suite 100 • Canonsburg, PA • 15317

Learn more about the program online at www.utilitysp.net or call 1-866-974-4801



Service Line Warranty Program



City of Texarkana, TX

we promise



Emilie Zalfini

724-749-1060

EZalfini@utilitysp.net



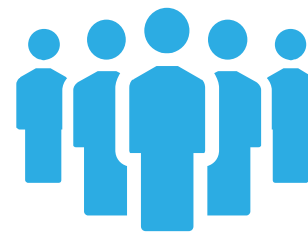
WHY CHOOSE UTILITY SERVICE PARTNERS?



EXPERIENCE



REPUTATION



PARTNERSHIP



**BBB Torch Award for
Marketplace Ethics**

Trust • Performance • Integrity

2013 Winner
Western Pennsylvania Better Business Bureau®



This award underscores one of the primary reasons the National League of Cities selected USP as a partner and extended our agreement for another five years. The organization's exemplary record of customer service and transparency is what has driven the success of this partnership over the years.

— Clarence Anthony, Executive Director
National League of Cities

Packet Pg. 73

PROGRAM BENEFITS

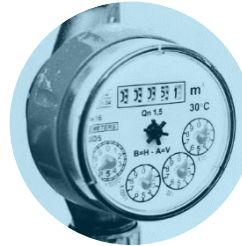
- Only Service Line Program Endorsed by the National League of Cities
- Helps address the public policy issue of aging infrastructure
- No cost for the Municipality to participate
- Ongoing Revenue Stream for the Municipality
- Educates homeowners about their lateral line responsibilities
- Free Public Awareness Campaign
- Peace of Mind - with one toll-free call a reputable plumber is dispatched
- All repairs performed to code by local licensed contractors
- Contractors undergo rigorous vetting process to ensure quality service



OUR SERVICE AND WHAT IT COVERS



SEWER LATERAL
COVERAGE



WATER LINE
COVERAGE

Homeowner repair protection for leaking, clogged or broken water and sewer lines from the point of utility connection to the home exterior.

Coverage includes:

- Educating homeowners about their service line responsibilities
- Up to \$4,000 coverage per repair incident.
- Additional allowance for public street (\$4,000) and public sidewalk (\$500) repair
- No annual or lifetime limits, deductibles, service fees, forms, or paperwork
- 24/7/365 availability
- Repairs made only by licensed, local contractors
- Affordable rates and multiple payment methods

OUR SERVICE AND WHAT IT COVERS



INTERIOR PLUMBING AND DRAINAGE

Homeowner repair protection for in-home water supply lines and in-home sewer lines and all drain lines connected to the main sewer stack that are broken or leaking inside the home after the point of entry.

Coverage includes:

- Up to \$3,000 coverage per repair incident
- Repair of clogged toilets
- Includes coverage for broken or leaking water, sewer, or drain lines under the slab or basement floor
- No annual or lifetime limits, deductibles, service fees, forms, or paperwork
- 24/7/365 availability
- Repairs made only by licensed, local contractors
- Affordable rates and multiple payment methods

MARKETING APPROACH

- No Public Funds are used in marketing, distribution, or administration of the program.
 - Only market by direct mail, no telemarketing
 - Would never mail without your review and approval of marketing material before each and every campaign
 - Limited mailing campaigns per year
 - Consumer friendly marketing
 - Always voluntary for the homeowner
- 
- Consumers can enroll one of three ways:
 - Calling into our toll free number that is provided on the mailing
 - Returning the bottom of the letter to us in the self addressed stamped envelope provided
 - Visiting our consumer website www.slwofa.com at any time

OVER 400 MUNICIPAL PARTNERS IN 34 STATES

...INCLUDING 35 IN THE STATE OF TEXAS

Alabama
Arkansas
Arizona
California
Colorado
Connecticut
Florida
Georgia
Iowa
Illinois
Indiana
Kansas



Kentucky
Maryland
Michigan
Minnesota
Missouri
North Carolina
Nebraska
New Jersey
New Mexico
Nevada
Ohio

Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Texas
Utah
Virginia
West Virginia
Wisconsin
Wyoming

Current Texas Partners

Penitas	Bryan	San Angelo
Midland	San Antonio	Kyle
Navasota	Denison	Hurst
Arlington	Wilmer	Crandall
Lancaster	Forney	Forrest Hill
Mercedes	Abilene	Lewisville
Rockport	Kennedale	Uvalde
Little Elm	Waxahachie	La Marque
Marshall	Rowlett	Diboll
Roanoke	Gonzales	Ferris
Sanger	Odessa	
DeSoto	=	

PROGRAM SUCCESS

- Invested more than \$90 million in private infrastructure repairs
- Returned over \$4 million to cities through revenue sharing component
- Over 15 years of experience
- 97% claim approval rating
- 95% customer satisfaction rating

Q & A

MARKETING AGREEMENT

This MARKETING AGREEMENT ("Agreement") is entered into as of [_____, 20__] ("**Effective Date**"), by and between the City of Texarkana, Texas ("**City**"), and Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America ("**Company**"), herein collectively referred to singularly as "Party" and collectively as the "Parties".

RECITALS:

WHEREAS, sewer and water line laterals between the mainlines and the connection on residential private property are owned by individual residential property owners residing in the City ("**Residential Property Owner**"); and

WHEREAS, City desires to offer Residential Property Owners the opportunity, but not the obligation, to purchase a service line warranty and other similar products set forth in Exhibit A or as otherwise agreed in writing from time-to-time by the Parties (each, a "**Product**" and collectively, the "**Products**"); and

WHEREAS, Company is the administrator of the National League of Cities Service Line Warranty Program and has agreed to make the Products available to Residential Property Owners subject to the terms and conditions contained herein; and

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with the intent to be legally bound hereby, the Parties agree as follows:

1. **Purpose.** City hereby grants to Company the right to offer and market the Products to Residential Property Owners subject to the terms and conditions herein.

2. **Grant of License.** City hereby grants to Company a non-exclusive license ("**License**") to use City's name and logo on letterhead, bills and marketing materials to be sent to Residential Property Owners from time to time, and to be used in advertising (including on the Company's website), all at Company's sole cost and expense and subject to City's prior review and approval, which will not be unreasonably conditioned, delayed, or withheld. City agrees that it will not extend a similar license to any competitor of Company during the Term and any Renewal Term of this Agreement.

3. **Term.** The term of this Agreement ("**Term**") shall be for three (3) years from the Effective Date. The Agreement will automatically renew for additional one (1) year terms ("**Renewal Term**") unless one of the Parties gives the other written notice at least ninety (90) days prior to end of the Term or of a Renewal Term that the Party does not intend to renew this Agreement. In the event that Company is in material breach of this Agreement, the City may terminate this Agreement thirty (30) days after giving written notice to Company of such breach, if said breach

is not cured during said thirty (30) day period. Company will be permitted to complete any marketing initiative initiated or planned prior to termination of this Agreement after which time, neither Party will have any further obligations to the other and this Agreement will terminate.

4.Consideration.

A. As consideration for such license, Company will pay to City a License Fee of as set forth in Exhibit A ("**License Fee**") during the term of this Agreement. The first payment shall be due by January 30th of the year following the conclusion of first year of the Term. Succeeding License Fee payments shall be made on an annual basis throughout the Term and any Renewal Term, due and payable on January 30th of the succeeding year. City will have the right, at its sole expense, to conduct an audit, upon reasonable notice and during normal business hours, of Company's books and records pertaining to any fees due under this Agreement while this Agreement is in effect and for one (1) year after any termination of this Agreement.

5.**Indemnification.** Company hereby agrees to protect, indemnify, and hold the City, its elected officials, officers, employees and agents (collectively or individually, "**Indemnatee**") harmless from and against any and all third party claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, reasonable attorneys' fees and court costs (individually or collectively, "**Claim**"), which an Indemnatee may suffer or which may be sought against or are recovered or obtainable from an Indemnatee, as a result of or arising out of any breach of this Agreement by the Company, or any negligent or fraudulent act or omission of the Company or its officers, employees, contractors, subcontractors, or agents in the performance of services under the Products; provided that the applicable Indemnatee notifies Company of any such Claim within a time that does not prejudice the ability of Company to defend against such Claim. Any Indemnatee hereunder may participate in its, his, or her own defense, but will be responsible for all costs incurred, including reasonable attorneys' fees, in connection with such participation in such defense.

6.**Notice.** Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the Party to whom it is directed by personal service, (ii) sent by electronic mail (provided confirmation of receipt is provided by the receiving Party), or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To: City:
 ATTN: John Whitson
 City of Texarkana
 West 3rd Street and Texas Boulevard
 Texarkana, TX 75504
 Phone: (903) 798-3900

To: Company:
 ATTN: Chief Sales Officer
 Utility Service Partners Private Label, Inc.
 11 Grandview Circle, Suite 100
 Canonsburg, PA 15317
 Phone: (866) 974-4801

7. Modifications or Amendments/Entire Agreement. Any and all of the representations and obligations of the Parties are contained herein, and no modification, waiver or amendment of this Agreement or of any of its conditions or provisions shall be binding upon a party unless in writing signed by that Party.

8. Assignment. This Agreement and the License granted herein may not be assigned by Company other than to an affiliate or an acquirer of all or substantially all of its assets, without the prior written consent of the City, such consent not to be unreasonably withheld.

9. Counterparts/Electronic Delivery; No Third Party Beneficiary. This Agreement may be executed in counterparts, all such counterparts will constitute the same contract and the signature of any Party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter. Nothing expressed or implied in this Agreement is intended, or should be construed, to confer upon or give any person or entity not a party to this agreement any third- party beneficiary rights, interests, or remedies under or by reason of any term, provision, condition, undertaking, warranty, representation, or agreement contained in this Agreement.

10. Choice of Law/Attorney Fees. The governing law shall be the laws of the State of Texas. In the event that at any time during the Term or any Renewal Term either Party institutes any action or proceeding against the other relating to the provisions of this Agreement or any default hereunder, then the unsuccessful Party shall be responsible for the reasonable expenses of such action including reasonable attorney's fees, incurred therein by the successful Party.

11. Incorporation of Recitals and Exhibits. The above Recitals and Exhibit A attached hereto are incorporated by this reference and expressly made part of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

CITY OF TEXARKANA

Name:

Title:

UTILITY SERVICE PARTNERS PRIVATE LABEL, INC.

Name:

Title:

Name:

Title:

Exhibit A
NLC Service Line Warranty Program
City of Texarkana
Term Sheet
January 20, 2017

I. Initial Term. Three years

II. License Fee. \$0.50 per Product for each month that a Product is in force for a Residential Property Owner (and for which payment is received by Company), aggregated and paid annually, for:

- a. City logo on letterhead, advertising, billing, and marketing materials
- b. Signature by City official

III. Products.

- a. External sewer line warranty (initially, \$7.75 per month; \$88.00 annually)
- b. External water line warranty (initially, \$5.75 per month; \$64.00 annually)
- c. In-home plumbing warranty (initially, \$6.99 per month; \$78.99 annually)

Company may adjust the foregoing Product fees; provided, that any such adjustment shall not exceed \$1.00 per year unless otherwise agreed by the parties in writing.

IV. Scope of Coverage.

- a. External sewer line warranty: Scope is from the city main tap until line daylights inside home, which includes the service line under the concrete floor.
- b. External water line warranty: Scope is from the meter and/or curb box until it daylights inside home, which includes the service line under the concrete floor.
- c. In-home plumbing warranty: Scope covers residential in-home water supply lines and in-home sewer lines and all drain lines connected to the main sewer stack that are broken or leaking inside the home after the point of entry. Coverage includes broken or leaking water, sewer, or drain lines that may be embedded under the slab or basement floor. Coverage also includes repair of clogged toilets.

V. Marketing Campaigns. Company shall have the right to conduct up to three campaigns per year, comprised of up to six mailings and such other channels as may be mutually agreed. Initially, Company anticipates offering the In-home plumbing warranty Product via in-bound channels only.

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/8/2017 9:11 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Subject: Ordinance No. 2017-018 amending PD-07-4(GR) for site plan approval to allow an office building on a portion of Lot 1A, Block 6, Replat No. 1 of Richmond Development 5th Addition, located at the northeast intersection of Arista Boulevard and McKnight Road. Cheney Pruett, owner. Kayla Wood, MTG Engineering and Surveying, agent.
Briefing: 3/27/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

NOT APPLICABLE.

Executive Summary and Background Information:

Amendment to PD-07-4(GR): This is a request for site plan approval by Cheney Pruitt, owner, and MTG Engineering and Surveying, agent on a portion of Lot 1A, Block 6, Replat No. 1 of Richmond Development 5th Addition, located at the northeast corner of Arista Boulevard and McKnight Road. Twin City Title Company is currently under contract to purchase this property for use as an office building. The current use is vacant property.

The adjacent zoning is PD-GR to the north, south and west and Office and PD-MF-1 to the east. The adjacent land use is vacant land and a hair salon to the north, vacant land to the south, offices and apartments to the east and vacant land and an office strip center to the west.

A new subdivision plat will be submitted at a future date.

The attached site plan consists of the following:

- An 8,635-square foot office building with a brick, stucco and stone façade.
- 52 current parking spaces with 2 handicapped spaces. Future parking is proposed for an overall total of 79 spaces.
- A 5' x 8' monument style sign. Sign will match building façade.
- A drive-way off Arista Boulevard.
- A screened dumpster at the southeast corner of the property.

The applicant and developer needs to be aware of the following:

- The 9' x 18' parking spaces as shown on the site plan cannot overhang and extend into the sidewalk. The 9' x 18' parking spaces would be fine on the future parking spaces on the perimeter.
- The size and location of existing water and sanitary sewer mains have not been field verified. The developer's representative shall field verify the size and location of the existing utilities before designing or constructing extensions of the system.
- A fire lane is required and possibly a fire hydrant depending on the distance the building is from existing fire hydrants.

The applicant should be aware that if this site plan is approved as submitted, there may be additional applicable city code/ordinance requirements in addition to those listed including but not limited to building, subdivision, fire, drainage, water and sewer prior to the issuance of building permits.

City of Texarkana, Texas

All notification and application requirements have been met to consider this request.

Potential Options:

None.

Fiscal Implications:

None.

Staff Recommendation:

Based on recent planned development site plans in the area, staff would suggest adding that no CEVMS (Changeable electronic variable messaging) signage be allowed. Staff recommends for approval of the proposed site plan.

Advisory Board/Committee Review:

Planning and Zoning Commission.

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval with staff stipulations and the additional stipulation that no CEVMS be allowed at this location. The following are hereby imposed to be made a part of the Ordinance:

- An 8,635-square foot office building with a brick, stucco and stone façade.
- 52 current parking spaces with 2 handicapped spaces. Future parking is proposed for an overall total of 79 spaces.
- A 5'x 8' monument style sign. Sign will match building façade. No CEVMS.
- A drive-way off Arista Boulevard.
- A screened dumpster at the southeast corner of the property.
- A replat is required before building permits can be issued.

Advisory Board/Committee Meeting Date and Minutes:

January 20, 2017.

Attachments

- a. 2017-018 ORD amending PD-07-4(GR) for site plan approval (DOCX)
 - b. 2017-018 EXH 'A' Site Plan (PDF)
 - c. 2017-018 ATTH 01 Maps. (PDF)
 - d. 2017-018 ATTH 02 Floor plan (PDF)
 - e. 2017-018 ATTH 03 Elevations (PDF)
 - f. 2017-018 ATTH 04 Plat of property (PDF)
 - g. 2017-018 Goals & Perspectives (DOCX)
-

City of Texarkana, Texas

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	02/20/2017 4:10 PM		
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review	Completed	02/20/2017 4:28 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	02/20/2017 5:01 PM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	02/20/2017 5:02 PM		
City Manager	John Whitson	City Manager Review	Completed 02/22/2017
11:09 AM			
City Council	Jennifer Evans	Meeting	Completed 02/27/2017
6:00 PM			

Meeting History

Amendment to
PD-07-4(GR)

ORDINANCE NO. 2017-018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-07-4(GR) FOR SITE PLAN APPROVAL TO ALLOW THE LOCATION OF AN OFFICE BUILDING ON A PORTION OF LOT 1A, BLOCK 6, REPLAT NO. 1 OF RICHMOND DEVELOPMENT 5TH SUBDIVISION, LOCATED AT THE NORTHEAST INTERSECTION OF ARISTA BOULEVARD AND MCKNIGHT ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting the approval of a site plan (**Exhibit ‘A’**) to allow the location of an office building on a portion of Lot 1A, Block 6, Replat No. 1 of Richmond Development 5th Addition, located at the northeast corner of Arista Boulevard and McKnight Road in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously by a vote of five (5) to zero (0) to recommend approval** of the petition for a site plan to allow the location of an office building (**Exhibit ‘A’**) to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that the approval of the site plan for the above described property is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the site plan (**Exhibit ‘A’**) submitted to allow an office building on a portion of Lot 1A, Block 6, Replat No. 1 of Richmond Development 5th Subdivision, located at the northeast intersection of Arista Boulevard and McKnight Road in the City of Texarkana, Bowie County, Texas, be and is hereby approved and hereby amends PD-07-4(GR).

Attachment: 2017-018 ORD amending PD-07-4(GR) for site plan approval (1606 : 2017-018 ORD site plan approval at NE corner of Arista &

SECTION 2: That the following are hereby imposed and made a part of this Ordinance:

1. An 8,635-square foot office building with a brick, stucco and stone façade.
2. 52 current parking spaces with two handicapped spaces. Future parking is proposed for an overall total of 79 spaces.
3. A 5'x 8' monument style sign matching the building façade. No CEVMS allowed.
4. A drive-way off Arista Boulevard.
5. A screened dumpster at the southeast corner of the property.
6. A replat is required before building permits can be issued.

SECTION 3: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 4: All Ordinances or parts of Ordinances in conflict herewith are specifically repealed to the extent of such conflict.

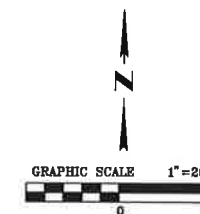
SECTION 5: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of April, 2017.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

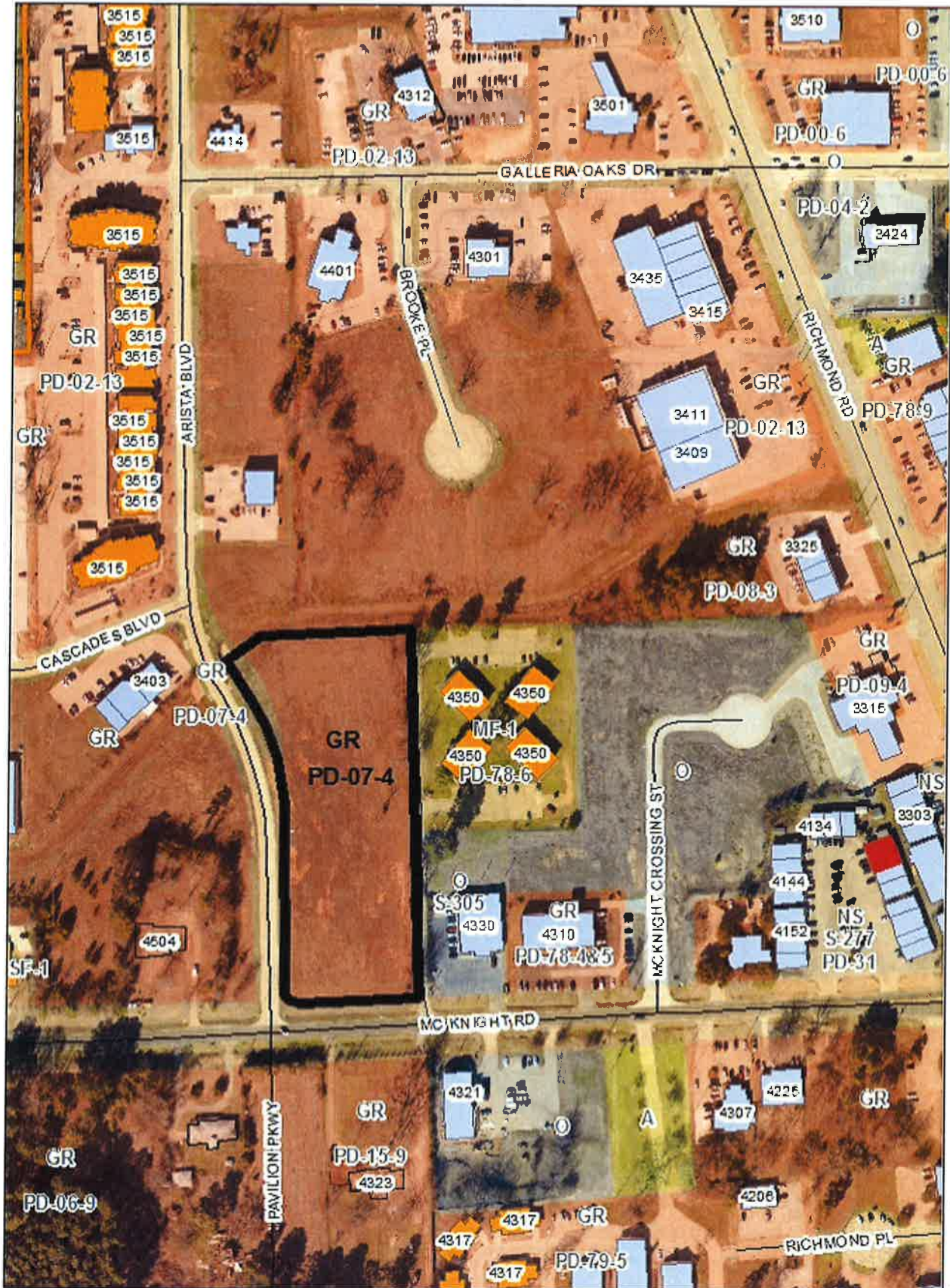
BOB BRUGGEMAN, MAYOR



PRELIMINARY ~ FOR REVIEW ONLY
NOT INTENDED FOR BIDDING,
CONSTRUCTION OR PERMIT
PURPOSES ~ 1-19-17
KAYLA R. WOOD P.E. #104859

Attachment: 2017-018 EXH 'A' Site Plan (1606 : 2017-018 ORD site plan approval at NE corner of Arista & McKnight)

C:\2016 Projects\166087 Twin City Title Building\05 Engineering Design\Design_01.pro



Attachment: 2017-018 ATTH 01 Maps. (1606 : 2017-018 ORD slte plan approval at NE corner of Arista & McKnight)



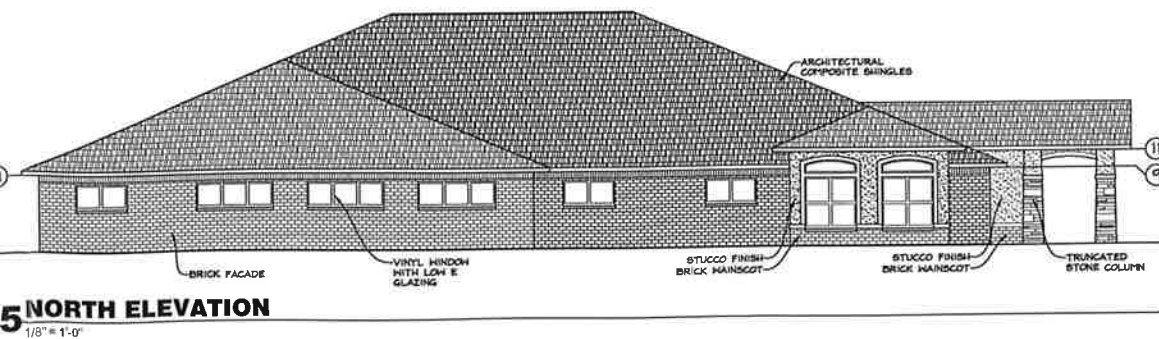
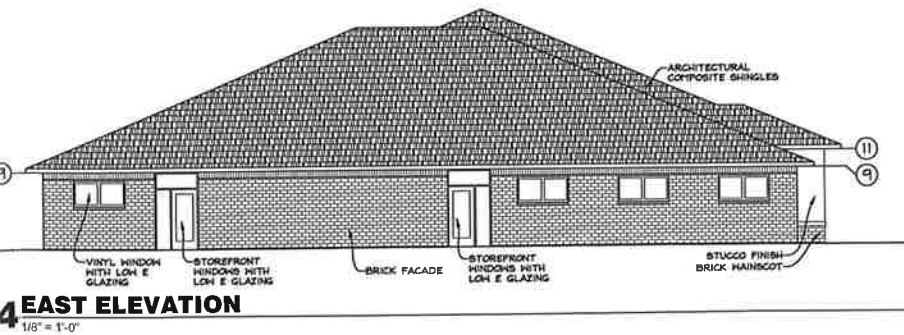
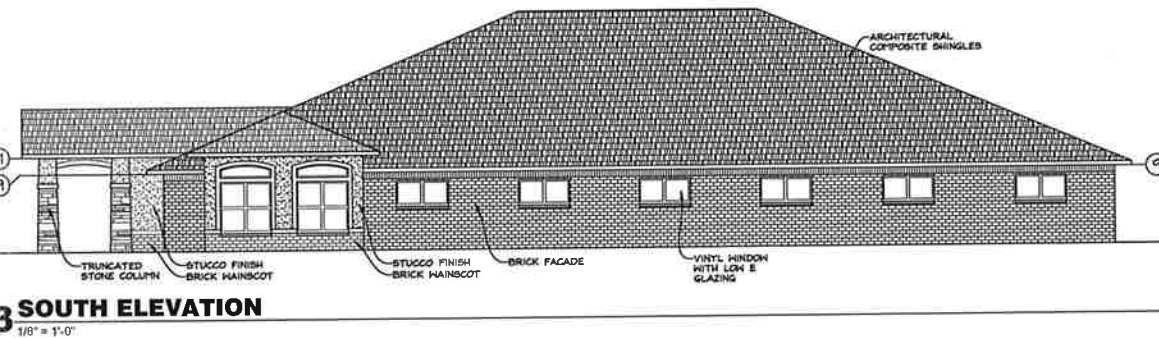
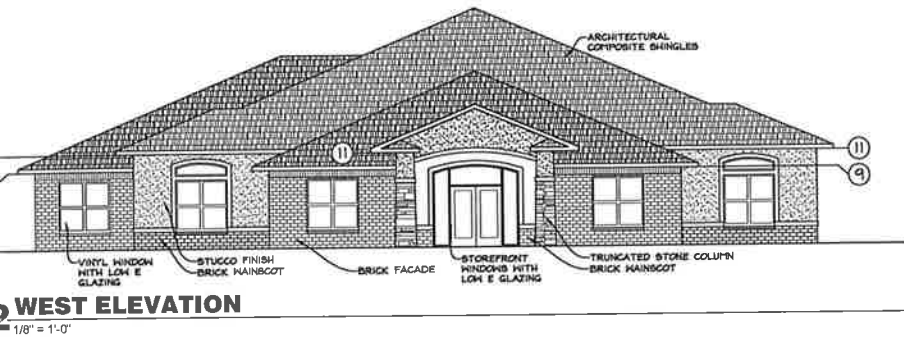
Attachment: 2017-018 ATTH 02 Floor plan (1606 : 2017-018 ORD site plan approval at NE corner of Arista & McKnight)

GENERAL NOTES

- A ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2012 INTERNATIONAL BUILDING CODE AS WELL AS ANY LOCAL, STATE, OR FEDERAL AUTHORITIES HAVING JURISDICTION.
- B ALL INTERIOR WALLS ARE DIMENSIONED TO CENTERLINE UNLESS NOTED OTHERWISE
- C ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE
- D ALL INTERIOR WALLS ARE 2 X 4 STUDS @ 16" O.C. UNLESS NOTED BY A DIAGONAL HATCH INDICATING THAT IT IS A 2X6 STUD WALL @ 16" O.C.

**DIMENSION
FLOOR PLAN AND
ELEVATIONS**

**TWIN CITY TITLE
PROPOSED OFFICE BUILDING**



DATE:
1-19-2017
SHEET 14/20

A1



City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☒	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☒	Sign Posted

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 2/20/2017 1:50 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2017-019 requesting renewal of Specific Use Permit No. S-155
to allow the continued location of a non-conforming single wide mobile home
on Lots 4 and 5, Block 3, Greenwood Sunnyslope Addition, located at 3207
Subject: Austin Street. Rumaldo Arredondo, owner.

Briefing: 3/27/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

NOT APPLICABLE.

Executive Summary and Background Information:

Renewal of S-155: This is a request by Rumaldo Arredondo, owner, requesting renewal of a Specific Use Permit to allow the continued location of non-conforming single wide mobile/manufactured home on Lots 4 & 5, Block 3, Greenwood Sunnyslope Addition, located at 3207 Austin Street. This older non-conforming mobile home is currently used as rental property.

The adjacent zoning is SF-2 to the north, east, south and west. The adjacent land usage is residences to the south, east and west and a vacant lot to the north.

Following is a brief history of this property. The current owner, Mr. Arredondo, has previously indicated that when he purchased this property to be used for rental purposes in 2004, he was not made aware of the City's Specific Use Permit and renewal process and procedures. The previous owner did not disclose this information to him when he purchased the property. This is the fourth time Mr. Arredondo has requested renewal of the Specific Use Permit.

This single wide non-conforming manufactured home appears to be in fair condition for an older home. Staff obtained an inspection report that the structure meets all current building codes.

All notification and application requirements have been met to consider this request.

Potential Options:

None.

Fiscal Implications:

None.

Staff Recommendation:

Staff would recommend the following stipulations be added if this Specific Use Permit is renewed:

1. The existing single wide mobile home must remain in fair condition and continue to be maintained.
2. The existing single wide mobile home must remain tied down and skirted/underpinned. The skirting must remain in good condition.

City of Texarkana, Texas

3. The existing single wide mobile/manufactured home must be used for dwelling purposes only, human occupancy only.
4. The renewal of the Specific Use Permit be in effect for a period of three (3) years beginning at the date of this Ordinance so the condition of the home can be monitored. It is the owner's responsibility to renew this permit on or before March 13, 2020.
5. If this mobile home is removed from the property, the Specific Use Permit is automatically become void and will be revoked.
6. All driveways, parking, building codes and flood plain requirements remain in accordance with the City of Texarkana, Texas codes.

Advisory Board/Committee Review:

Planning and Zoning Commission.

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval with staff stipulations.

Advisory Board/Committee Meeting Date and Minutes:

January 20, 2017.

Attachments

- a. 2017-019 ORD renewing S-155 (DOCX)
- b. 2017-019 ATTH 01 Maps (PDF)
- c. 2017-019 ATTH 02 Photos (PDF)
- d. 2017-019 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	02/20/2017 4:10 PM		
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review Completed	02/20/2017 4:31 PM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review Completed	02/20/2017 4:56 PM		
Public Information Officer	Lisa Thompson	PIO Review	Completed
	02/20/2017 4:57 PM		
City Manager	John Whitson	City Manager Review	Completed 02/22/2017
11:10 AM			
City Council	Jennifer Evans	Meeting	Completed 02/27/2017
6:00 PM			

Meeting History

ORDINANCE NO. 2017-019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY GRANTING THE RENEWAL OF SPECIFIC USE PERMIT NO. S-155 FOR THE CONTINUED LOCATION OF A NON-CONFORMING SINGLE WIDE MOBILE HOME ON LOTS 4 AND 5, BLOCK 3, GREENWOOD SUNNYSLOPE ADDITION, LOCATED AT 3207 AUSTIN STREET IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an amendment to the zoning ordinance to grant renewal of a **Specific Use Permit** for a non-conforming single wide mobile home on Lots 4 and 5, Block 3, Greenwood Sunnyslope Addition, located at 3207 Austin Street in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, voted **unanimously (5-0) to recommend** to the City Council of Texarkana, Texas, that renewal of **Specific Use Permit S-155 with stipulations be granted for a non-conforming single wide mobile home** on said property; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that granting renewal of the **Specific Use Permit** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the zoning ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **renewal of Specific Use Permit S-155 for a non-conforming single wide mobile home** on the following described property, to-wit: Lots 4 and 5, Block 3, Greenwood Sunnyslope Addition, located at 3207 Austin Street in the City of Texarkana, Bowie County, Texas.

SECTION 2: That the following special terms and conditions are hereby imposed and made a part of this Ordinance:

1. The existing single wide mobile home must remain in fair condition and continue to be maintained.
2. The existing single wide mobile home must remain tied down and skirted/underpinned. The skirting must remain in good condition.
3. The existing single wide mobile/manufactured home must be used for dwelling purposes only, human occupancy only.
4. The renewal of the Specific Use Permit be in effect for a period of three (3) years beginning at the date of this Ordinance so the condition of the home can be monitored. It is the owner's responsibility to renew this permit on or before March 13, 2020.
5. If this mobile home is removed from the property, the Specific Use Permit will be revoked.
6. All driveways, parking, building codes and flood plain requirements must remain in accordance with the City of Texarkana, Texas, codes.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

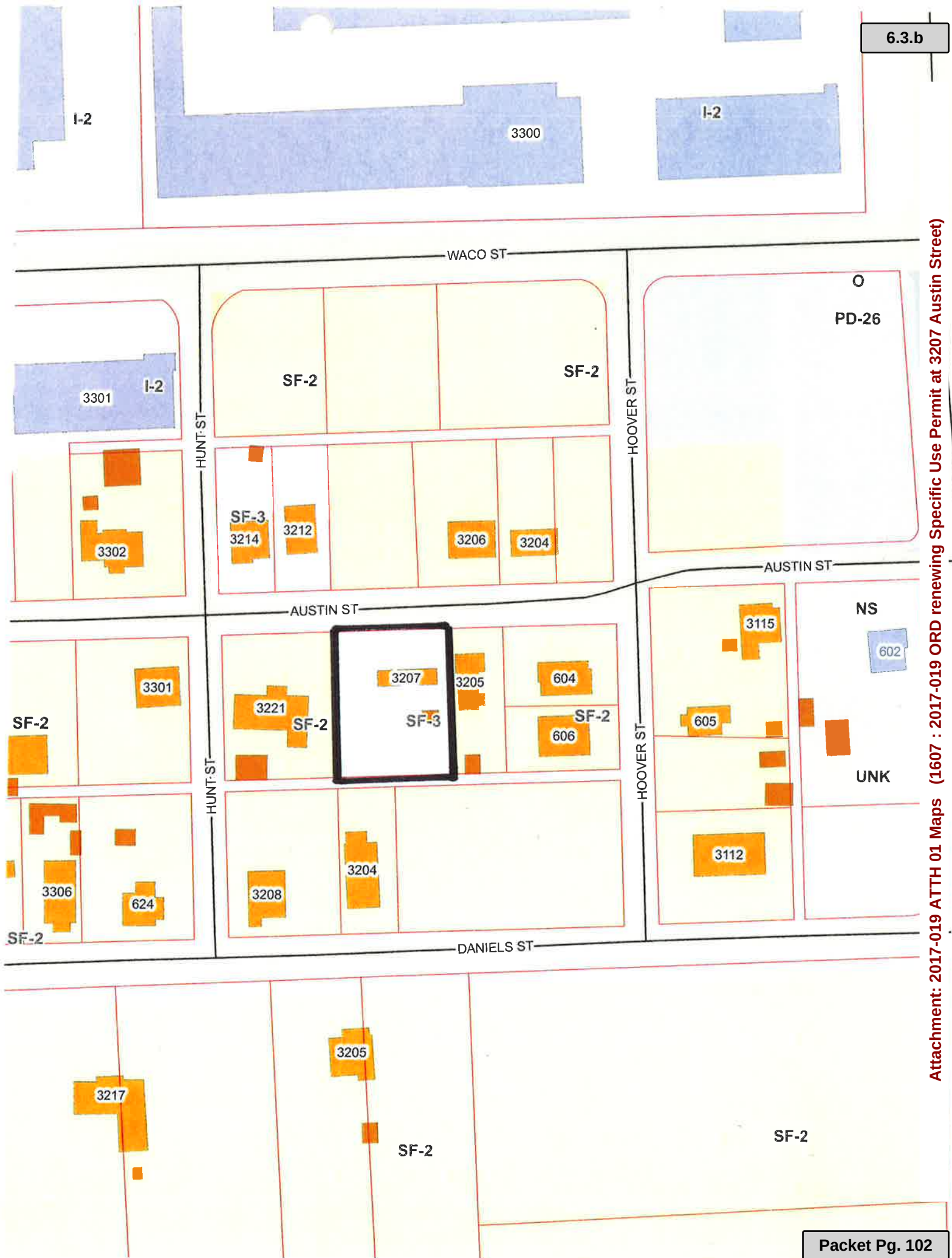
SECTION 5: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of April, 2017**.

ATTEST

JENNIVER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



Attachment: 2017-019 ATTH 01 Maps (1607 : 2017-019 ORD renewing Specific Use Permit at 3207 Austin Street)



09520002100
GREENWOODS SUNNY SLOPE
LOT 8
SMITH, FABRIC & DEMETRIS
3212

SF-3

09520002200
GREENWOODS SUNNY SLOPE
LOT 9
ROBISON, JAMES E

09520002300
GREENWOODS SUNNY SLOPE
LOT 10 W 1/2 11
WILLIAM, MELTON

SF-2

09520002400
GREENWOODS SUNNY SLOPE
E 1/2 LOT 11 ALL 12
MELTON, WILLIAM

3206

AUSTIN ST

09520002500
GREENWOODS SUNNY SLOPE
N 1/2 LOT 12
SMITH, JAMES

3221

SF-2

09520001400
GREENWOODS SUNNY SLOPE
LOTS 6 7
GATEWOOD, DOROTHY

3207

09520001300
GREENWOODS SUNNY SLOPE
LOTS 4 5
ARREDONDO, RUMALDO

SF-3

3205

09520001210
GREENWOODS SUNNY SLOPE
LOT 3
JORDAN, JOHN A & KARA GRASTY

09520001100
GREENWOODS SUNNY SLOPE
S 1/2 LOT 1
WOODBERRY, JAMES

09520001500
GREENWOODS SUNNY SLOPE
LOTS 8 9
MOYE, JOHN

SF-2

09520001600
GREENWOODS SUNNY SLOPE
LOT 10
LAIR, JUDY & KENNETH KVARDA

SF-2

09520001700
GREENWOODS SUNNY SLOPE
LOTS 11-14
CHURCH, MISSION BLVD BAPTIST

3204





City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☒	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☒	Sign Posted

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 2/22/2017 11:11 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2017-020 rezoning Lot 12, Block 22, City Improvement Co.
Westside Addition, located at 514 North Lake Drive. Multiple Family-1 to
Subject: Commercial. Charles E. Paul, Jr., owner.

Briefing: 3/27/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

NOT APPLICABLE.

Executive Summary and Background Information:

Z-17-2: This is a request by Charles E. Paul, Jr. owner, requesting to rezone Lot 12, Block 22, City Improvement Co. Westside Addition, located at 514 North Lake Drive from Multiple Family-1 (MF-1) to Commercial(C).

The adjacent zoning is MF-1 to north, east and west and commercial to the south. The adjacent land usage is residences to the north and west, vacant lots to the south and a church building to the east.

The Comprehensive Plan has designated this property as high density residential. However, this designation is being reviewed in the Comprehensive Plan update.

This property was used many years as a non-conforming commercial type business. When the business closed, it remained a vacant business for more than 6 months and therefore lost its non-conforming status. The owner is now wanting to lease the business for commercial type use. For this business to become a conforming use, the property must be rezoned.

All notification and application requirements have been met to consider this request.

Potential Options:

None.

Fiscal Implications:

None.

Staff Recommendation:

Since a business has operated at this location for many years, Commercial zoning is adjacent to this property and Commercial zoning is located along North Lake Drive, staff recommends that the property be rezoned to Commercial.

Advisory Board/Committee Review:

Planning and Zoning Commission.

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval.

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

February 20, 2017.

Attachments

- a. 2017-020 ORD rezoning 514 N. Lake Dr. (DOCX)
- b. 2017-020 ATTH 01 Maps (PDF)
- c. 2017-020 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	02/20/2017 4:10 PM		
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review	Completed	02/20/2017 4:41 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	02/20/2017 4:52 PM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	02/20/2017 4:56 PM		
City Manager	John Whitson	City Manager Review	Completed 02/22/2017
11:11 AM			
City Council	Jennifer Evans	Meeting	Completed 02/27/2017
6:00 PM			

Meeting History

Z-17-2

ORDINANCE NO. 2017-020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 12, BLOCK 22, CITY IMPROVEMENT COMPANY WESTSIDE ADDITION, LOCATED AT 514 NORTH LAKE DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM MULTIPLE FAMILY-1 TO COMMERCIAL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the zoning ordinance of the City of Texarkana, Texas, to rezone Lot 12, Block 22, City Improvement Co. Westside Addition, located at 514 North Lake Drive in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1 to Commercial**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and after holding hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted five (5) to zero (0) to recommend the application for rezoning from Multiple Family-1 to Commercial** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Multiple Family-1 to Commercial** is in the best interest of the public health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone Lot 12, Block 22, City Improvement Co. Westside Addition, located at 514 North Lake Drive in the City of Texarkana, Bowie County, Texas, from **Multiple Family-1 to Commercial**.

Attachment: 2017-020 ORD rezoning 514 N. Lake Dr. (1608 : 2017-020 ORD rezoning 514 North lake Drive from MF-1 to Commercial)

SECTION 2: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 3: All Ordinances or parts of Ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of April, 2017.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Department of Planning and Community Development



1:800

Attachment: 2017-020 ATTH 01 Maps (1608 : 2017-020 ORD rezoning 514 North lake Drive from MF-1 to Commercial)



514 North Lake Drive

Department of Planning and Community Development



1:800



Attachment: 2017-020 ATTH 01 Maps (1608 : 2017-020 ORD rezoning 514 North lake Drive from MF-1 to Commercial)



City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☒	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☒	Sign Posted

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 3/8/2017 8:54 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk
Subject: Ordinance No. 2017-021 amending the Code of Ordinances, Chapter 140 "Zoning" to add new uses of microbrewery, microdistillery, winery, brewery and distillery in Section 140-80 "Use Regulations Districts" and to amend Section 140-179 "Definitions" to add definitions for these new uses.
Briefing: 3/27/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

NOT APPLICABLE.

Executive Summary and Background Information:

As the state Legislature continues to enact legislation and communities respond favorably to the brewing industry (<http://www.dallasobserver.com/news/city-inches-forward-with-beer-friendly-zoning-rules-7120731>), and as breweries, distilleries, and wineries continue to expand throughout Texas (<http://www.tylerpaper.com/TP-Business/236899/new-craft-brewery-proposed-for-downtown-tyler-but-must-first-get-zoning-variance-to-sell-alcohol>), there is a clear and present need to address deficiencies and gaps in zoning regulations that would help define, regulate, and encourage growth in this expanding industry locally. Specifically, these definitions and updates to zoning ordinances would allow for the correct placement of these establishments within the most appropriate zoning districts.

Potential Options:

None

Fiscal Implications:

None

Staff Recommendation:

Staff recommends to amend Sections 140-80 and 140-179 of the Code of Ordinances to add new definitions to allow a microbrewery, micro distillery, or winery in the Central Business District, Commercial, Industrial 1 and Industrial 2 zoning districts, while allowing a brewery or distillery in the Industrial 1 and Industrial 2 zoning districts. Those proposed new definitions are as follows:

- MICROBREWERY, MICRO DISTILLERY, OR WINERY means an establishment for the manufacture, blending, fermentation, processing, packaging and sale of

City of Texarkana, Texas

alcoholic beverages such as beer, ale, wine or spirits; with a floor area of 15,000 square feet or less that takes place wholly inside a building. (Allowed in CB, C, I-1, I-2)

- **BREWERY, DISTILLERY OR WINERY** means an establishment for the manufacture, blending, fermentation, processing, packaging and sale of alcoholic beverages such as beer, ale, or spirits; with a floor area of more than 15,000 square feet that takes place wholly inside a building. (Allowed in I-1 and I-2).

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval of this request as recommended by staff.

Advisory Board/Committee Meeting Date and Minutes:

February 20, 2017

Attachments

- a. 2017-021 ORD Amending Chapter 140 Zoning pertaining to breweries (DOCX)
- b. 2017-021 ATTH 01 TBC Permit Info. (PDF)
- c. 2017-021 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	02/20/2017 4:10 PM		
Municipal Prosecutor Vicky Coopwood	Asst. City Attorney Review	Skipped	
02/21/2017 1:06 PM			
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review	Completed	02/22/2017 2:00 PM	
City Attorney Vicky Coopwood	City Attorney Review	Skipped	02/23/2017
11:08 AM			
Deputy City Manager - Shirley Jaster	Vicky Coopwood	Deputy City Manager	
Review	Skipped	02/22/2017 3:29 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	02/23/2017 11:17 AM	
Public Information Officer	Vicky Coopwood	PIO Review	Skipped
02/23/2017 9:00 AM			
City Manager John Whitson	City Manager Review	Completed	02/23/2017
2:44 PM			
City Council Jennifer Evans	Meeting	Completed	02/27/2017
6:00 PM			

Meeting History

City of Texarkana, Texas

ORDINANCE NO. 2017-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 140 “ZONING”, TO AMEND REGULATIONS RELATING TO “USE REGULATION DISTRICTS” AND “DEFINITIONS” FOR MICROBREWERY, MICRODISTILLERY, WINERY, BREWERY AND DISTILLERY, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Texarkana, Texas finds that within the City, there is an increased interest and demand for access to a microbrewery, microdistillery, winery, brewery and distillery;

WHEREAS, the City desires to increase access to these type uses, support local small businesses, and foster economic development;

WHEREAS, after consideration of the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that amending regulations relating to “use regulation districts” and “definitions” related to microbrewery, microdistillery, winery, brewery and distillery are in the best interest of citizens and the City’s future growth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1. Section 140 “Zoning” of the Code of Ordinances, Section 140-80 “Use regulation districts” shall be amended to add the following new uses:

Microbrewery, microdistillery, or winery – to be allowed in the Central Business, Commercial, Industrial-1 and Industrial-2 zoning districts.

Brewery, distillery or winery – to be allowed in the Industrial-1 and Industrial-2 zoning districts.

SECTION 2. Section 140 “Zoning” of the Code of Ordinances, Section 140-113 “Definitions” to add the following new definitions:

Microbrewery, microdistillery, or winery - an establishment with a floor area of 15,000 square feet or less for the manufacture, blending, fermentation, processing, packaging and sale of alcoholic beverages (such as beer, ale, wine or spirits) that takes place wholly inside a building.

Publish

Brewery, distillery or winery - an establishment with a floor area of more than 15,000 square for the manufacture, blending, fermentation, processing, packaging and sale of alcoholic beverages (such as beer, ale, wine or spirits) that takes place wholly inside a building.

SECTION 3: All Ordinances or parts of Ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 4: The City Secretary shall give notice of the passage of this ordinance as provided in Article XI, Section 3 of the Charter of the City of Texarkana, Texas.

SECTION 5: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of April, 2017.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



City of Texarkana, Texas

Office of Planning and Community Development
P.O. 1967, Texarkana, Texas 75504-1967

Telephone: 903-798-3901

FAX: 903-798-3913

Relevant Texas Alcohol Beverage Commission (TABC) Permit:

BREWER'S PERMIT (B)

Permit authorizes holder to manufacture ale and malt liquor and sell the ale and malt liquor only to wholesale permit holders in this state or to qualified persons outside the state. If annual production of ale together with annual production of beer by the holder of a manufacturer's license at the same premises does not exceed a total of 225,000 barrels, the holder may sell ale produced on the brewer's premise under the permit to ultimate consumers on the brewer's premises. Combined sales of ale together with sales of beer to the ultimate consumer may not exceed 5,000 barrels annually.

BREWER'S SELF-DISTRIBUTION PERMIT (DA)

Permit authorizes the holders of Brewer's Permits in this state and Nonresident Brewer's Permits whose annual production of ale under the brewer's or non-resident brewers permit together with the annual production of beer by the holder of a manufacturer's or non-resident manufacturer's license at the same premise does not exceed 125,000 barrels to sell ale produced under the Brewer's or Nonresident Brewer's Permit to retailers and wholesalers authorized to sell ale in this state. Combined sales of ale and of beer by the holder of the self-distribution permit and/or license at the same premise may not exceed 40,000 barrels annually.

WINERY PERMIT (G)

Permit authorizes holder to manufacture, bottle, label and package wine containing not more than 24% alcohol by volume; sell or buy wine from permit holders authorized to purchase and sell wine, including wholesalers, winery and wine bottler's permittees; sell wine to ultimate consumers for consumption on the winery premises or in unbroken packages for off-premise consumption; and dispense free wine for consumption on the winery premises.

Applicable State Legislation:

Senate Bills 516 and 517 by Eltife (Enacted Sep. 1, 2013) apply to brewers and manufacturers who produce less than 125,000 barrels of malt beverages annually. Under SB 516 and SB 517, a brewer or manufacturer who produces less than 125,000 barrels annually can obtain a self-distribution license and/or permit and sell up to 40,000 barrels direct to retailers.

TABC Permits

BREWER'S PERMIT (B)

Permit authorizes holder to manufacture ale and malt liquor and sell the ale and malt liquor only to wholesale permit holders in this state or to qualified persons outside the state. If annual production of ale together with annual production of beer by the holder of a manufacturer's license at the same premises does not exceed a total of 225,000 barrels, the holder may sell ale produced on the brewer's premise under the permit to ultimate consumers on the brewer's premises. Combined sales of ale together with sales of beer to the ultimate consumer may not exceed 5,000 barrels annually.

BREWER'S SELF-DISTRIBUTION PERMIT (DA)

Permit authorizes the holders of Brewer's Permits in this state and Nonresident Brewer's Permits whose annual production of ale under the brewer's or non-resident brewers permit together with the annual production of beer by the holder of a manufacturer's or non-resident manufacturer's license at the same premise does not exceed 125,000 barrels to sell ale produced under the Brewer's or Nonresident Brewer's Permit to retailers and wholesalers authorized to sell ale in this state. Combined sales of ale and of beer by the holder of the self-distribution permit and/or license at the same premise may not exceed 40,000 barrels annually.

San Antonio

Definition Alcohol beverage manufacture or brewery. This use may include the production of wines, spirits or a brewing facility for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat and barley, designed and managed to brew more than seventy-five thousand (75,000) barrels of beer per year. The following uses may be accessory to an alcoholic beverage manufacturer or brewery in conformance with section 35-370:

1. Sampling for on-site consumption and the sale for off-site consumption of the products;
2. Meeting/reception facilities; and
3. Retail sales of items primarily associated with the use (such as glassware, souvenirs, promotional items) and conducted within the premises or a permitted accessory structure.

Neither a microbrewery nor a brewpub, as defined, shall be considered a beverage manufacture or alcohol brewery facility.

Microbrewery. A small-scale brewing facility designed for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat and barley, designed and managed to brew no more than seventy-five thousand (75,000) barrels of beer per year. The following uses may be accessory to a Microbrewery in conformance with section 35-370:

1. Sampling for on-site consumption and the sale for off-site consumption of the Microbrewery's products;

2. Meeting/reception facilities; and
3. Retail sales of items primarily associated with the brewery (such as glassware, souvenirs, promotional items) and conducted within the Microbrewery or a permitted accessory structure.

A brewpub is not considered a *microbrewery* and has a separate definition in this chapter.

Accessory Uses.

(1)

An accessory use shall not be larger than twenty-five (25) percent of the gross floor area of the principal use.

(2)

Notwithstanding specific limitations in Table 311-2, an accessory use shall only be allowed in a zoning district where it is permitted as a principal/primary use, and in a district of lesser intensity (as further depicted in Table 311-2), pursuant to the following table:

Allowed in: C2 and Down by right, and in Economic Redevelopment Zoning District (ERZD) by Permit

Also allowed in Arts and Entertainment District by Permit

Parking

ALCOHOL	ALCOHOL - beverage manufacture or brewery - alcohol	1 per 1,500 sf GFA	1 per 300 sf GFA
ALCOHOL	ALCOHOL - distillation, storage	1 per 600 sf GFA	1 per 350 sf GFA
ALCOHOL	ALCOHOL - Microbrewery	1 per 2	1 per 1.5

		seats	seats
ALCOHOL	ALCOHOL - beverage retail sales (Exclusive of bars, lounges, taverns, nightclubs, dance halls or sexually oriented businesses.)	1 per 300 sf GFA	1 per 200 sf GFA
ALCOHOL	ALCOHOL - winery with bottling	1 per 1,500 sf GFA	1 per 300 sf GFA

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☐ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☒	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☒	Sign Posted

Other:

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 3/13/2017 7:11 AM

Lead Department: Fire Department **Action Officer:** Eric Schlotter, Fire Chief
Subject: Resolution No. 2017-022 hearing an appeal for a burning permit and making a final determination.
Briefing: 3/27/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item ScheduleSchedule 1: Brief twice - vote once (six weeks)**Updates/History of Briefing:**

NOT APPLICABLE

Executive Summary and Background Information:

The resolution before the council is to hear an appeal by Mr. Greg Latham regarding a burning permit denial by the Fire Department. The appeal is in proper order and in accordance with the provisions for appeal spelled out in Section 18-14(r) of the Code of Ordinances for the City of Texarkana.

Mr. Latham and his father Mr. Ronnie Latham contacted the Fire Department in January and requested a burning permit for a parcel of land in the 3200 blk of Buchanan Rd. The parcel in question is in the northwest corner of the intersection of Buchanan Rd. and Jarvis Pkwy. The land is approximately 38 acres and is undeveloped at this time. During the initial request the reason given for the burning was land clearing. During a later meeting the Latham's stated the reason for clearing the property was to create a hay pasture since the property had limited value due to its flood plain status.

Assistant Chief Chris Black discussed the proposed burning with the Latham's and determined the request did not meet the requirements set forth in Section 18-14 of the Code of Ordinances for the City of Texarkana. Specifically, the permit was denied because the Latham's were not developing the property. Section 18-14(n) of the Code of Ordinances for the City of Texarkana states "....Outdoor burning shall only be permitted for the purpose of land development...". The Fire Department has defined and maintained that land development involves construction of a building for commercial business or the creation of a housing subdivision. To this end, we have requested to see a site plan or similar materials to prove the purpose for the burning permit.

The Latham's further discussed the issue with Deputy City Manager Kyle Dooley and myself prior to filing the appeal.

In January of 2016, Section 18-14 of the Code of Ordinances for the City of Texarkana was revised and since that time we have only issued 4 burning permits. Of the 4 permits issued, two were for commercial developments, one was for a housing development and the fourth was for an existing commercial building expansion.

City of Texarkana, Texas

The primary issue to be determined in hearing the appeal is whether or not Mr. Latham's plans for the property rise to the level of land development.

One factor to consider in regard to this request in particular is the proximity of this land to the South Stateline Waste Water Treatment Plant, where the material to be burned could be disposed of free of charge.

Potential Options:

- List or "None"
-

Fiscal Implications:

None

Staff Recommendation:

Staff recommends denial of the appeal.

Advisory Board/Committee Review:

"NONE"

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

"NOT APPLICABLE"

Attachments

- a. 2017-022 RES Burning Permit Appeal (DOC)
- b. 2017-022 ATTH 01 Section 18-14 Code of Ordinances (DOCX)
- c. 2017-022 ATTH 02 Section 111.219 of the Texas Administrative Code (DOCX)
- d. 2017-022 ATTH 03 Burning Permits issued in 2016 (PDF)
- e. 2017-022 ATTH 04 Letter to Mr. Latham (PDF)
- f. 2017-022 ATTH 05 Letter of Denial of Burning Permit (PDF)
- g. 2017-022 ATTH 06 Letter of Appeal from Mr. Greg Latham (PDF)
- h. 2017-022 ATTH 07 Area Map (PDF)
- i. 2017-022 ATTH 08 Site Map (PNG)
- j. 2017-022 EXH 'A' For Sale sign posted to the property (JPG)
- k. 2017-022 EXH 'B' Clearing of the property (JPG)
- l. 2017-022 EXH 'C' Proximity to neighbors (JPG)
- m. 2017-022 Goals and Perspectives (DOCX)

Staff Coordination

Fire Department	Eric Schlotter	Department Head Review	Completed
	02/21/2017 11:12 AM		
City Attorney	Jeffery C. Lewis	City Attorney Review Completed	02/21/2017
3:09 PM			

City of Texarkana, Texas

Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager
Review Completed	02/22/2017 2:01 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	02/22/2017 4:14 PM	
Public Information Officer	Vicky Coopwood	PIO Review Skipped
	02/23/2017 9:00 AM	
City Manager	John Whitson	City Manager Review Completed
10:51 AM		02/23/2017
City Council	Jennifer Evans	Meeting Completed
6:00 PM		02/27/2017

Meeting History

RESOLUTION NO. 2017 – 022

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEXARKANA, TEXAS, MAKING A FINAL DETERMINATION
ON A BURNING PERMIT APPEAL IN ACCORDANCE WITH
SECTION 18-14(r) OF THE CODE OF ORDINANCES OF THE
CITY OF TEXARKANA, TEXAS; AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, Section 18-14(n) of the Code of Ordinances of the City of Texarkana, Texas, allows for a citizen to request a permit for outdoor burning; and

WHEREAS, Mr. Greg Latham requested issuance of a burning permit for his property located in the 3200 block of Buchanan Rd.; and

WHEREAS, the Texarkana, Texas Fire Department denied the requested permit, finding that the proposed burning did not meet the requirements in the Section 18-14(n) of the Code (“... shall only be permitted for the purpose of land development...”); and

WHEREAS, pursuant to Section 18-14(r) of the Code, an appeal of the department's denial has been filed with the City Secretary; and

WHEREAS, the City Council has the authority to make the final determination regarding the issuance of the burning permit.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the City Council makes the final determination to _____ the appeal for a burning permit by Mr. Greg Latham.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th** day of **April, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2017-022 RES Burning Permit Appeal (1610 : 2017-022 RES burning permit appeal determination)

Sec. 18-14. - Outdoor burning.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Bonfire means a large outdoor fire utilized for recreational or ceremonial purposes.

Chimney means a single opening, moveable, outdoor fireplace design with a stack or chimney to draft air into a fire and smoke to be drawn out the top of the stack.

Extinguished means the absence of any visible flames, glowing coals, heat or smoke.

Fire pit means a place or structure designed and approved for the burning of combustible material that does not have a flue, chimney or duct and the combustion gases are emitted directly into the atmosphere.

Open burning means a fire or smoldering combustible material which is not contained completely within an approved container, but shall not include charcoal, gas or electric grills and smokers.

Outdoor fireplace means an enclosed and permanently affixed outdoor fire receptacle which incorporates a permanently affixed chimney or flue and is constructed of brick, rock or other masonry material.

Portable outdoor fireplace means a movable container that is commercially manufactured and designed with a chamber to hold an outdoor fire, used for heat or light, but not for cooking. A portable outdoor fireplace must be equipped with a screen capable of preventing burning embers from escaping.

Recreational fire means a fire for the purpose of cooking, obtaining warmth, or viewing for pleasure.

Responsible party means the property owner or occupant that causes or allows a recreational fire to be ignited or maintained on their property.

- (b) *Prohibition of open burning.* No person may cause, suffer, or allow any open burning within the city limits, except as allowed by permit, recreational fires and firefighter training as specified in this chapter.
- (c) *Exception for recreational fires; generally.* Recreational fires in an approved container are allowed. Any person may burn acceptable fuels in an approved container for the purpose of cooking, viewing for pleasure, or obtaining warmth, on property owned or occupied by such person. Fires must meet the requirements as listed in this section. No permit is required for such fires. Recreational fires are not allowed at any time a burn ban is in effect in accordance with section 18-93. Recreational fires are not allowed within the fire limits of the city.
- (d) *Recreational fires; approved containers.*
- (1) Approved containers for recreational fires are chimneys, fire pits, outdoor fireplaces, and portable outdoor fireplaces.
 - (2) Chimneys and portable outdoor fireplaces must be commercially manufactured for that specific purpose. Outdoor fireplaces and fire pits may be commercially manufactured or site built.
 - (3) Approved containers must have enclosed sides made from bricks, concrete blocks, heavy gauge metal or other suitable noncombustible material.
 - (4) Approved containers must have a spark arrestor mesh screen to contain sparks. Screens shall be of expanded metal (or equivalent noncombustible material) with openings no larger than one-half inch.
 - (5) Width of approved containers must not exceed three feet at its widest point.
 - (6) Walls of approved containers cannot exceed two feet in height measured from the floor of the fire area to the top of the wall, excluding any chimney.
 - (7) Approved containers must be set upon or built into the bare ground or a noncombustible material such as brick, stone or concrete.

- (e) *Recreational fires; fuels.* Acceptable fuels are clean, dry, seasoned firewood; charcoal; or commercially manufactured compressed fire logs. The following listed items are not acceptable fuels and shall not be burned:
- (1) Commercial or domestic waste, trash or garbage.
 - (2) Leaves, pine needles or grass clippings.
 - (3) Lumber (treated or untreated), construction debris.
 - (4) Yard debris, unless it meets the definition of firewood or kindling.
 - (5) Flammable or combustible liquids.
 - (6) Electrical insulation, plastics, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber must not be burned.
- (f) *Recreational fires; responsible party responsibilities.* The responsible party shall:
- (1) Remain in charge of the fire or keep a competent adult in charge of the fire.
 - (2) Ensure flame height is maintained at three feet or less.
 - (3) Ensure that the fire does not create a risk of fire or damage to persons or property.
 - (4) Extinguish all burning material immediately upon receipt of a complaint regarding the permitted burning, subject to the discretion and direction of the fire chief or designee.
 - (5) Have a means of extinguishing the fire on hand at all times while the fire is burning.
 - (6) Ensure the fire is extinguished, leaving only cold ashes, before supervision of the fire ends.
- (g) *Recreational fires; acceptable locations.*
- (1) For approved containers other than fire pits, a minimum clearance of at least ten feet shall be maintained from buildings, property lines, trees, overhead power lines, combustible fences, combustible decks, or any combustible material.
 - (2) Fire pits shall have a minimum clearance of at least 25 feet from buildings, property lines, trees, overhead power lines, combustible fences, combustible decks or any combustible material.
 - (3) Recreational fires shall not be located over a natural gas line or under overhead utility lines.
- (h) *Recreational fires; fire department authority.* The fire chief or designated representative, shall have authority to enter private property where a recreational fire is burning to ensure the safety of said fire, to investigate a reported nuisance, or to ensure compliance with this section. The fire department representative shall have authority to extinguish or to have extinguished said fire if the fire is creating a danger, is creating a nuisance, or is in violation of this section.
- (i) *Exception for bonfires; generally.* At the discretion of the fire chief or designated representative, bonfires may be allowed. Bonfires must meet the "General Requirements for Allowable Outdoor Burning" as specified in Texas Commission on Environmental Quality (TCEQ) regulations in the Tex. Admin. Code ch. 30, section 111.219, except that burning shall be allowed outside the time limits specified therein. Bonfires are not allowed within the fire limits of the city.
- (j) *Bonfires; permit required.*
- (1) A permit shall be required prior to allowing a bonfire.
 - (2) Before issuing a permit, the fire chief or designee shall inspect the proposed bonfire site and ensure compliance with applicable rules.
 - (3) Any permit issued under this section shall specify the approved location, the acceptable fuels, the date and time approved, and any special conditions applicable to this bonfire.
 - (4) The responsible party receiving the permit shall ensure the permit is available on the scene of the bonfire for the duration of the event.

- (5) The fire chief or designee, at their discretion, may require standby fire services prior to issuing a bonfire permit.
- (k) *Bonfires; responsible party responsibilities.* The responsible party shall:
 - (1) Remain in charge of the fire or keep a competent adult in charge of the fire.
 - (2) Ensure that the fire does not create a risk of fire or damage to persons or property.
 - (3) Extinguish all burning material immediately upon receipt of a complaint regarding the permitted burning, subject to the discretion and direction of the fire chief or designee.
 - (4) Have a means of extinguishing the fire on hand at all times while the fire is burning.
 - (5) Ensure the fire is extinguished, leaving only cold ashes, before supervision of the fire ends.
- (l) *Bonfires; fuels.* Acceptable fuels are clean, dry, seasoned firewood; logs, limbs, pallets, lumber (not treated lumber), or other wood products. Small quantities of flammable or combustible liquids approved by the fire chief or designee, may be used for igniting the fire. The following listed items are not acceptable fuels and shall not be burned:
 - (1) Commercial or domestic waste, trash or garbage.
 - (2) Treated lumber, construction debris.
 - (3) Flammable or combustible liquids (except as specified for ignition).
 - (4) Electrical insulation, plastics, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber.
- (m) *Exception for firefighter training; generally.* Open burning may be conducted for firefighter training. Burning for firefighter training must be conducted in accordance with Texas Commission on Environmental Quality (TCEQ) regulations in the Tex. Admin. Code ch. 30, section 111.205 "Exception for Fire Training".
- (n) *Exception for permitted burning; generally .* At the discretion of the fire chief or designated representative, outdoor burning may be allowed. All permitted outdoor burning must meet the "General Requirements for Allowable Outdoor Burning" as specified in Texas Commission on Environmental Quality (TCEQ) regulations in the Tex. Admin. Code ch. 30, section 111.219. Outdoor burning shall only be permitted for the purpose of land development. Outdoor burning is not allowed within the fire limits of the city.
- (o) *Outdoor burning; permit required .*
 - (1) A permit shall be required prior to allowing outdoor burning.
 - (2) Before issuing a permit, the fire chief or designee shall inspect the proposed outdoor burning site and ensure compliance with applicable rules.
 - (3) Any permit issued under this section shall specify the approved location, the acceptable fuels, the date and time approved, and any special conditions applicable to this outdoor burning.
 - (4) The responsible party receiving the permit shall ensure the permit is available on the scene of the fire for the duration of the event.
 - (5) The fire chief or designee, at their discretion, may require standby fire services prior to issuing an outdoor burning permit.
- (p) *Outdoor burning; responsible party responsibilities .* The responsible party shall:
 - (1) Remain on site and in charge of the fire or keep a competent adult on site and in charge of the fire.
 - (2) Ensure the fire does not create a risk of damage to person or property.

- (3) Immediately upon receipt of a complaint regarding the permitted burning, all burning material shall be extinguished.
- (4) Have equipment on site to control and extinguish the fire.
- (5) Not commence burning when wind speed is predicted to be less than six mph or greater than 23 mph.
- (6) Ensure piles will be not less than 300 feet from any residential, recreational, commercial, or industrial area except those located on the property where burning is taking place.
- (7) Ensure burning will start no earlier than one hour after sunrise, and be completed no later than one hour before sunset.
- (8) Ensure the fire will be extinguished if the fire escapes control.
- (9) Be responsible and liable for any damages.
- (q) *Outdoor burning; fuels* . Only trees, brush, and other plant materials may be burned. The following listed items are not acceptable fuels and shall not be burned.
 - (1) Electrical insulation, plastic, heavy oil, asphaltic material, chemical waste, construction or demolition material, or items that contain rubber.
 - (2) Old tires shall not be used to start fires.
- (r) *Outdoor burning; appeals* . Persons who are denied burning permits may appeal by filing a written notice of appeal with the city secretary. The appeal must be filed within ten days after receipt of the notice of denial. The city council shall hear and determine the appeal, and the decision of the council shall be final.
- (s) Penalty for violation. Any person violating any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the city, shall be fined not more than \$2,000.00. Each day of any such violation shall be deemed to be a separate offense.

(Code 1961, § 9-13; Ord. No. 226-08, § 1, 10-27-2008; Ord. No. [2015-135](#), §§ 1—3, 1-25-2016)

Sec. 111.219. General Requirements for Allowable Outdoor Burning
Outdoor burning which is otherwise authorized shall also be subject to the following requirements when specified in any section of this subchapter.

- (1) Prior to prescribed or controlled burning for forest management purposes, the Texas Forest Service shall be notified.
- (2) Burning must be outside the corporate limits of a city or town except where the incorporated city or town has enacted ordinances which permit burning consistent with the Texas Clean Air Act, Subchapter E, Authority of Local Governments.
- (3) Burning shall be commenced and conducted only when wind direction and other meteorological conditions are such that smoke and other pollutants will not cause adverse effects to any public road, landing strip, navigable water, or off-site structure containing sensitive receptor(s).
- (4) If at any time the burning causes or may tend to cause smoke to blow onto or across a road or highway, it is the responsibility of the person initiating the burn to post flag-persons on affected roads.
- (5) Burning must be conducted downwind of or at least 300 feet (90 meters) from any structure containing sensitive receptors located on adjacent properties unless prior written approval is obtained from the adjacent occupant with possessory control.
- (6) Burning shall be conducted in compliance with the following meteorological and timing considerations:
 - (A) The initiation of burning shall commence no earlier than one hour after sunrise. Burning shall be completed on the same day not later than one hour before sunset, and shall be attended by a responsible party at all times during the active burn phase when the fire is progressing. In cases where residual fires and/or smoldering objects continue to emit smoke after this time, such areas shall be extinguished if the smoke from these areas has the potential to create a nuisance or traffic hazard condition. In no case shall the extent of the burn area be allowed to increase after this time.
 - (B) Burning shall not be commenced when surface wind speed is predicted to be less than six miles per hour (mph) (five knots) or greater than 23 mph (20 knots) during the burn period.
 - (C) Burning shall not be conducted during periods of actual or predicted persistent low-level atmospheric temperature inversions.
- (7) Electrical insulation, treated lumber, plastics, non-wood construction/demolition materials, heavy oils, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber must not be burned.

Cash Receipts

Receipt Listing

User: kristin.peoples
 Printed: 02/21/2017 - 10:18 AM
 Batch: 00000.00.0000



Rept No	Void	Cust No	Date	Name	Description	Amount	Cash	Check	Other	Change	Net Cash	Total
Cust No	Account No		Type									
00082862		009100	10/28/2015	SBM Earthmoving			0.00	1,000.00	0.00	0.00	0.00	1,000.00
009100			FireOpenBur	Fire Open Burning Non Rec		1,000.00	CR: 101-0000-46094 Fire Fees					
00083458		000383	11/05/2015	Northridge Country Club			0.00	1,000.00	0.00	0.00	0.00	1,000.00
000383			FireOpenBur	Fire Open Burning Non Rec		1,000.00	CR: 101-0000-46094 Fire Fees					
00087608		007443	02/02/2016	Mayo Mfg Corporation			0.00	1,000.00	0.00	0.00	0.00	1,000.00
007443			FireOpenBur	Fire Open Burning Non Rec		1,000.00	CR: 101-0000-46094 Fire Fees					
00094691		005257	05/27/2016	Francis Excavating			0.00	1,000.00	0.00	0.00	0.00	1,000.00
005257			FireOpenBur	Fire Open Burning Non Rec		1,000.00	CR: 101-0000-46094 Fire Fees					
00094898		005626	05/31/2016	Tatum Excavating Co (TEC)			0.00	1,000.00	0.00	0.00	0.00	1,000.00
005626			FireOpenBur	Fire Open Burning Non Rec		1,000.00	CR: 101-0000-46094 Fire Fees					
00097236		009517	07/11/2016	Stan Excavating			0.00	1,000.00	0.00	0.00	0.00	1,000.00
009517			FireOpenBur	Fire Open Burning Non Rec		1,000.00	CR: 101-0000-46094 Fire Fees					
Receipt Totals:						6,000.00	0.00	6,000.00	0.00	0.00	0.00	6,000.00
Void Totals:						0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Totals:						6,000.00	0.00	6,000.00	0.00	0.00	0.00	6,000.00

School

Eagle Distribution



Texarkana, Texas Fire Department

3124 Texas Boulevard, Texarkana, Texas 75503

(903) 798-3994 • fax (903) 793-4731

Mr. Greg Latham
3510 Buchanan Rd.
Texarkana, TX 75501

Mr. Latham,

We have received your notice of appeal concerning the denial of a burn permit for the property located in the Bender Road and Buchanan Road area.

Your appeal is scheduled to go before the Texarkana, Texas City Council on Monday February 27, 2017. The City Council meeting begins at 6:00 pm in the Council chambers on the 2nd floor of City Hall located at 220 Texas Blvd.

Sincerely,

Chris Black
Asst. Fire Chief/ Fire Marshal
cblack@txkusa.org



Texarkana, Texas Fire Department

220 Texas Boulevard, Texarkana, Texas 75501

(903) 798-3994 • fax (903) 793-4731

RECEIVED
FEB 10 2017
BY: _____

January 31, 2107

Ronald G. Latham
3618 Buchanan Rd.
Texarkana, TX 75501

Mr. Latham:

This letter is to inform you that your request for a burn permit for your property in the approximate area of the 3200 block of Buchanan Rd. was not approved. The information we have concerning this request does not meet the requirements listed in the City of Texarkana, Texas Code of Ordinances for outdoor burning.

You have the right to appeal this decision as outlined below in the excerpt from the Code of Ordinances.

Sec. 18-14. - Outdoor burning.

(r)

Outdoor burning; appeals . Persons who are denied burning permits may appeal by filing a written notice of appeal with the city secretary. The appeal must be filed within ten days after receipt of the notice of denial. The city council shall hear and determine the appeal, and the decision of the council shall be final.

Respectfully

Eric Schlotter
Fire Chief

Greg Latham
903-278-3368

To Whom it May Concern -

IN October 2016 the City of Texarkana, Texas included my property into the Emergency Management Agency (Fema) flood zone. Property was originally purchased for investment with possibility of future developing.

Since it is now in said flood zone it basically has no purpose. So therefore I decided to improve appearance and to try and stop illegal dumping I would clean up said property. I have hay cut and baled on other properties in this area.

Eventually was hoping to use this property for hay field as well. As stated before it not would only help me with utilization of property / property tax's it would help with the appearance of our Community. Thanks

2-8-2017
Greg Latham

6.6.h

Packet Pg. 139







Attachment: 2017-022 EXH 'A' For Sale sign posted to the property (1610 :





City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☒ Promote an Environmentally Sensitive & Livable Community ☒ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☐ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 2/22/2017 11:17 AM

Lead Department: Water Utilities **Action Officer:** Pam White,
Resolution No. 2017-023 authorizing the City Manager to enter into a contract
with Continental Utility Solutions, Inc. (CUSI) for utility billing computer
Subject: software, installation, conversion and training in an amount with the Texas
portion not to exceed \$249,524.18 and total amount not to exceed \$398,410.00.

Briefing: 3/27/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Texarkana Water Utilities (TWU) advertised for proposals on May 8 and May 15, 2016 in the Texarkana Gazette and Dallas Morning News for utility billing software, installation, conversion and training with proposal submission deadline of 5pm June 17, 2016.

Pursuant to said advertisement, five (5) proposals were received and evaluated by the Utility Billing (UB) Software Committee. From the five (5) proposals, the committee selected the top three (3) to further evaluate. Onsite software demonstrations were scheduled and performed by each of the three (3) finalists. Based upon the demonstrations, the committee unanimously selected the top finalist to return for a mini-demo.

Committee members contacted some of CUSI's current customers that are similar in complexity or type of services provided to our utility to verify their satisfaction, and all feedback indicated high client satisfaction. A team of committee members traveled to Seguin, TX and Brushy Creek, TX to meet clients face-to-face to observe the software in person, and the team found the software to be well-functioning and well supported.

The top finalist, CUSI, then performed an onsite GAP analysis study to determine if TWU was a good fit for its software and to determine how the utility could best leverage their software to garner any potential cost savings and efficiency while utilizing best practices.

Potential Options:

- None

Fiscal Implications:

Funds are available in the FY 2016-17 budget in an amount not to exceed \$398,410 with the Texas portion being \$249,524.18.

Staff Recommendation:

Based upon the evaluation and recommendation of the UB Software Committee, TWU staff recommends acceptance.

Advisory Board/Committee Review:

City of Texarkana, Texas

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-023 RES Utility Billing Software (DOC)
- b. 2017-023 ATTH 01 Problems with Current Software (DOC)
- c. 2017-023 ATTH 02 Benefits with CUSI Software (DOC)
- d. 2017-023 ATTH 03 Cost Comparison (DOC)
- e. 2017 023 ATTH 04 List of AR and TX Customers (PDF)
- f. 2017-023 Goals & Perspectives (DOCX)

Staff Coordination

Water Utilities	Jim Cornelius	Department Head Review	Completed	
	02/16/2017 4:36 PM			
Water Utilities	JD Phillips	Review	Completed	02/16/2017
	4:38 PM			
Public Information Officer		Lisa Thompson	PIO Review	Completed
	02/16/2017 5:15 PM			
City Manager	John Whitson	City Manager Review	Completed	02/17/2017
	4:08 PM			
City Council	Jennifer Evans	Meeting	Completed	02/27/2017
	6:00 PM			

Meeting History

RESOLUTION NO. 2017 – 023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CONTINENTAL UTILITY SOLUTIONS, INC. (CUSI) OF JONESBORO, ARKANSAS, FOR THE PURCHASE OF UTILITY BILLING SOFTWARE, INSTALLATION, DATA CONVERSION AND TRAINING IN AN AMOUNT WITH THE TEXAS PORTION NOT TO EXCEED TWO HUNDRED FORTY-NINE THOUSAND FIVE HUNDRED TWENTY FOUR AND 18/100 DOLLARS (\$249,524.18) AND THE TOTAL AMOUNT NOT TO EXCEED THREE HUNDRED NINETY EIGHT THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$398,410.00); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Texarkana Water Utilities (TWU) advertised for proposals on May 8 and May 15, 2016 in the Texarkana Gazette and the Dallas Morning News for utility billing software, installation, data conversion and training with proposal submission deadline of 5PM June 17, 2016; and

WHEREAS, pursuant to said advertisement, five (5) proposals were received and evaluated by the Utility Billing Software Committee of the utility. From the five (5) proposals, the committee selected the top three (3) to further evaluate. Onsite software demonstrations were scheduled and performed by each of the three (3) finalists. Based upon the demonstrations, the committee unanimously selected the top finalist to return for an additional mini-demo; and

WHEREAS, the committee contacted some of CUSI's current customers that were similar in complexity or type of services provided by the utility to verify their satisfaction, and all feedback indicated high client satisfaction. A team of committee members traveled to Seguin, Texas and Brushy Creek, Texas to meet face-to-face to observe the software in person, and the team found the software to be well-functioning and well supported. The top finalist, CUSI, then performed an onsite GAP analysis study to determine if TWU was a good fit for its software and to determine how the utility could best leverage their software to garner any potential cost savings and efficiency while utilizing best practices; and

WHEREAS, funds for this purchase are available in the water utilities FY17 Technology account.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the responsible offeror, whose proposal for the utility billing software, installation, data conversion and training for the Texarkana Water Utilities has been determined to be the most advantageous to the Utility was received from Continental Utility Solutions, Inc. (CUSI).

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of April, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

RES 2017-023 ATTH 01

Problems with Current Software

- Repetitious manual entry of customer data (name, SSN, etc.)
- Poor reporting capability
 - Time-intensive process to get reliable water usage data
 - Compilation of annual top ten users is a long, manual process – takes about 1.5 weeks
 - Lacks capabilities to provide data needed for state reporting
 - Must use ad-hoc third-party report writers to get information needed for accounting and reporting purposes
 - Report changes bases upon when it is ran
 - Reports must be ran immediately at end of month – cannot be done later
- Old legacy system – stuck in approx. 2006.
- Crashes during some billing processes
- Malfunctions occasionally when printing customer receipts in cashiering – shows a bogus credit on receipt when account balance is zero

Benefits with CUSI Software

- Smoother, faster navigation
- Benefits of relative database – data entered once – system populates whenever needed throughout software
- Improved speed and accuracy
- Enhanced reporting capabilities
 - Reports can be generated in minutes instead of days or weeks
 - Can add user defined fields as needed and easily report on them
- Modern, intuitive software
- Robust customer service web portal
 - Accessible 24/7 from personal computer or smartphone
 - Can securely, conveniently access and update their personal information on their account
 - Can view usage and other history
 - Can pay their bill
- Built-in process to capture, consolidate and process the automated ACH payment files from online bill payers
- Customer alerts and notifications
 - Text, phone, email, web portal
- Constantly updated
- Lower merchant fees for customers
 - Savings of 25¢ per payment
 - Online/IVR (phone) savings of \$1.50 per payment
- Add a 15” touch screen payment kiosk on cashier counter to accept DR/CR cards and electronic check payments.
- Net savings over current software of over \$68,000/year.

RES 2017-023 ATTH 03

Cost Comparison

	CUSI	Harris	Annual Cost/ (Savings)
Annual Maintenance Cost	\$42,850	\$69,263	(\$26,413)
Bill/Second notice printing/mailling	\$15,707/mo	\$18,150/mo	
x 12 =	\$188,484	\$217,800	(\$29,316)
-using software generated notifications by phone for accounts up for non-pay disconnect \$.07/min x 5,100 = \$357 + \$100/mo fee 2,900 – 457 = 2,443 18,150 - 2443			
E-bills if only 5% of customers chose to receive bills electronically 30,000 x 10% - 3,000 15,250/30,000 = \$.51 x 3,000 = 1,530 x 12			(\$18,360)
			(\$74,089)
Bank Check Elimination Services			
\$40 mo x 12 = \$480			
3,010 monthly trans x \$.15 x 12 = \$5,418			\$5,898
			(\$68,191)
Hardware/software	388,410		
Travel for training/conversion	<u>10,000</u>		
	398,410		

Payback = 5.85 years

Attachment: 2017-023 ATTH 03 Cost Comparison (1611 : 2017-023 RES utility billing software)

TEXAS CUSTOMERS

RES 2017-023 ATTH 04

CBSW Customers

Eagle Pass	Texas
Orangefield	Texas
Port O'Connor	Texas
Victoria	Texas
Quinlan	Texas
Azle	Texas
Taft	Texas
Roby	Texas
Ross	Texas
Santa Rosa	Texas
Lucas	Texas
Conroe	Texas
Forney	Texas
Trinity	Texas
Spurger	Texas
Jasper	Texas
Hunt	Texas
Wilmer	Texas
Winfield	Texas
Woodsboro	Texas
Wylie	Texas
New Bruanfels	Texas
Irving	Texas
Lakehills	Texas
Kaufman	Texas
Lytle	Texas
Windcrest	Texas
Blooming Grove	Texas
Chandler	Texas
Mt. Vernon	Texas
Fabens	Texas

Elmendorf	Texas
Florence	Texas
Scurry	Texas
Glen Rose	Texas
Houston	Texas
Angleton	Texas
Pinehurst	Texas
Hughes Springs	Texas
Kempner	Texas
Kingsland	Texas
Lavon	Texas
Liverpool	Texas
Lone Star	Texas
Martindale	Texas
McCoy	Texas
Merkel	Texas
Colorado City	Texas
Munday	Texas
Wills Point	Texas
Ozona	Texas

UMS Customers

Round Rock	Texas
San Marcos	Texas
Porter	Texas
Princeton	Texas
Galveston	Texas
St. Seguin	Texas
Lubbock	Texas
New Summerfield	Texas
Silsbee	Texas
Lakeway	Texas
Van Alstyne	Texas
Seguin	Texas
Austin	Texas
Magnolia	Texas
Westminster	Texas



ARKANSAS CUSTOMERS

CBSW Customers

Altus	Arkansas
Atkins	Arkansas
Augusta	Arkansas
Bald Knob	Arkansas
Bald Knob	Arkansas
Bay	Arkansas
Ben Lomond	Arkansas
Avoca	Arkansas
Blytheville	Arkansas
Rosston	Arkansas
Bono	Arkansas
Cash	Arkansas
Cherokee Village	Arkansas
Lake Village	Arkansas
Morillton	Arkansas
Jonesboro	Arkansas
DeQueen	Arkansas
Des Arc	Arkansas
Diamond	Arkansas
Des Arc	Arkansas
Elkins	Arkansas
Fordyce	Arkansas

Forrest City	Arkansas
Gosnell	Arkansas
Cave City	Arkansas
Haskell	Arkansas
Evening Shade	Arkansas
Hardy	Arkansas
Hoxie	Arkansas
Malvern	Arkansas
Osceola	Arkansas
Magnolia	Arkansas
Maumelle	Arkansas
McCrory	Arkansas
McRae	Arkansas
Mena	Arkansas
Jacksonville	Arkansas
Mountain Pine	Arkansas
Plumerville	Arkansas
Pocahontas	Arkansas
Prescott	Arkansas
Rosston	Arkansas
DeQueen	Arkansas
Searcy	Arkansas
Trumann	Arkansas
Walnut Ridge	Arkansas
Warren	Arkansas
Walcott	Arkansas

UMS Customers

El Dorado	Arkansas
Paragould	Arkansas
Russellville	Arkansas

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☒ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 2/22/2017 10:05 AM

Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Subject: Resolution No. 2017-024 approving the amendment of the CDBG 2013-2017 Consolidated Plan and 2016 Annual Action Plan.
Briefing: 3/27/2017 **Public Hearing:** 3/13/2017 **Second Briefing:** March 27, 2017 **Council Vote:** 4/10/2017

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

Executive Summary and Background Information:

The City of Texarkana, Texas is amending the 2013-2017 Consolidated Plan, the 2016 Annual Action Plan for the period of October 1, 2016 to September 30, 2017.

The City plans to amend the budget as follows:

- Re-allocating \$30,000 from Revolving Loan Fund activity to Housing Rehabilitation activity.
- Re-allocating \$30,000 from Revolving Loan Fund activity, \$20,000 from Home Buyer Assistance activity, \$74,064 from 203/205 Renovations activity and \$388,201 from prior year funds to Section 108 Loan Fund Program activity for total of \$512,265.
- Adding recently approved Section 108 Loan Funds from U.S. Department of Housing and Urban Development in the amount of \$1,429,000 for the Hotel Grim Lofts Project.

As stated in the City's Citizen Participation Plan, a change in CDBG budget allocations of 25% or more in allocated funding constitutes the need for a substantial amendment and requires City Council approval and Public Notice for citizen input.

Potential Options:

- None
-

Fiscal Implications:

None

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

City of Texarkana, Texas

None

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-024 RES Amending the CDBG 2013-2017 Consolidated Plan and 2016 Annual Action Plan (DOCX)
- b. 2017-024 ATTH 01 Amended 2013-2017 Con Plan 2.16.17 (DOCX)
- c. 2017-024 ATTH 02 Action Plan revision 1.31.17 (DOCX)
- d. 2017-024 ATTH 03 Presentation Revised 2016 CDBG Action Plan (PPTX)
- e. 2017-024 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	02/20/2017 11:28 AM		
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review	Completed	02/20/2017 1:54 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	02/20/2017 4:50 PM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	02/20/2017 4:56 PM		
City Manager	John Whitson	City Manager Review	Completed 02/22/2017
11:12 AM			
City Council	Jennifer Evans	Meeting	Completed 02/27/2017
6:00 PM			

Meeting History

RESOLUTION NO. 2017 – 024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AMENDED 2013-2017 FIVE YEAR CONSOLIDATED PLAN AND AMENDED 2016 ONE YEAR ACTION PLAN SETTING FIVE YEAR PROGRAM PRIORITIES AND PRIORITIES FOR THE USE OF AMENDED 2016 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS IN AN AMOUNT NOT TO EXCEED \$2,235,364 INCLUDING SECTION 108 LOAN FUNDS OF \$1,429,000 AUTHORIZING THE CITY MANAGER TO SUBMIT SAID ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the U. S. Department of Housing and Urban Development has provided the City of Texarkana, Texas, with Community Development Block Grant (CDBG) funds; and

WHEREAS, public review of the amended draft 2013-2017 Consolidated Plan and amended draft 2016 Action Plan became available February 20, 2017 and will continue through March 22, 2017; legal notice was published in the Texarkana Gazette and city website; and a public hearing was conducted on February 27, 2017 and March 13, 2017 to solicit public comments regarding the Amended 2013-2017 Consolidated Plan and Amended 2016 Action Plan; and

WHEREAS, the City Council has determined it to be appropriate to adopt the Amended 2013-2017 Consolidated Plan and the Amended 2016 Action Plan for the Community Development Block Grant Funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the Amended 2013-2017 Consolidated Plan and the Amended 2016 Action Plan for the Community Development Block Grant program utilizing CDBG funds in an amount not to exceed \$2,235,364 including Section 108 Loan Funds of \$1,429,000 is hereby accepted.

SECTION 2: That the City Manager is hereby authorized to submit said Amended 2013-2017 Consolidated Plan and the Amended 2016 Action Plan to the U. S. Department of Housing and Urban Development and is authorized to act in connection with the submission of the Amended 2013-2017 Consolidated Plan and the Amended 2016 Action Plan and to provide such additional information as may be required.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of April, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



City of Texarkana, Texas 2013-2017 Consolidated Plan

(DRAFT AMENDMENT 2/15/2017)

2013 Action Plan

Citizen Participation Plan

A five-year strategy for the City of Texarkana, Texas, prepared in
accordance with the U.S. Department of Housing and Urban
Development's Consolidated Plan Requirements

Executive Summary

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

1. Introduction

This Consolidated Plan is effective October 1, 2013 through September 30, 2017. The Consolidated Plan is required by the U.S. Department of Housing and Urban Development in order for the City of Texarkana, Texas to receive federal housing and community development funds under the Community Development Block Grant (CDBG) program.

The overall goals of the City's program have been created according to HUD's established objectives. They are designed to develop viable urban communities principally for low- and moderate-income persons with household incomes at or below 80% of Median Family Income by

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities.

The statutes for the CDBG grant programs set forth three basic goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD. Each jurisdiction's plan must state how it will pursue these goals for all community development programs, as well as all housing programs. These statutory program goals are:

DECENT HOUSING - - which includes:

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retaining the affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT - - which includes:

- improving the safety and livability of neighborhoods;
- eliminating blighting influences and the deterioration of property and facilities;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conserving energy resources and use of renewable energy sources.

EXPANDED ECONOMIC OPPORTUNITIES - - which includes:

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro-businesses);
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.



CPD Maps

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

Texarkana, Texas is experiencing changes in housing patterns, though many of the issues impacting safe and affordable housing remain. Texarkana's population increased by 4% when comparing the 2000 Census population to the population counts in the 2005-2009 American Community Survey. At the same time, median income rose by 28% from \$29,727 to \$38,037 and the number of households declined by 6% from 15,105 to 14,200. Families in Texarkana seem to be consolidating, relying on income from more individuals per household contributing income.

There are 14,200 households in Texarkana, Texas, a decrease of 6% from the time of the 2000 Census. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed either the greater than 30% of household income or 30% of household income.

Renters characterized as Small Related Renter households with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem.

Of the 14,200 households in Texarkana, 2,240 households have one or more Housing Problems with 1,735 households at the 0-30% range of Area Median Income having one or more Housing Problems. Of these, the group demonstrating disproportional need were Black/African American with 850 households with one or more of the Four Housing Problems. Fifty percent of households in this income category are Black/African American.

At the 30%-50% AMI range, White households have a disproportionately greater need with 705 households experiencing one or more of the Four Housing Problems. White households account for 54% of the total at this income level, with Black/African Americans representing 38%.

Accessible units, especially for the frail and elderly, are in high demand in the city among current and prospective public housing tenants. At any given time, there are between 50 and 60 accessible units. HATT has a 2% or lower vacancy rate. Units are filled almost immediately. No waiting list information is currently available.

HATT currently has 345 prospective tenants on the Low Rent Public Housing Waiting List. There are 787 households on the Section 8 Waiting List. Taken together, there are 1,132 qualified households on the waiting list for public housing or rental assistance, with little chance of receiving assistance as HATT has a 2% vacancy rate.

Two areas in Texarkana have emerged as priority areas for public improvements, the Beverly Community, and Downtown Texarkana. The Beverly Community is an area of minority concentration, extremely-low and low-income residents, as well as numerous substandard homes and facilities. Downtown and the 7th Street Corridor public improvements include significant Brownfields issues and environmental contamination, slum and blight, food desert status, roadways, adequate lighting, community gardens, storm water run-off, flood management, storm shelters, bike lanes/walking trails,

economic development, and shelter for the farmers' market, all public improvements requested by citizens of Texarkana.

3. Evaluation of past performance

Collaboration between the City and the Housing Authority of Texarkana, Texas (HATT) with funding of the Hope VI grant resulted in the remarkable transformation of the Rosehill Neighborhood and the state of Public Housing in this City. This collaboration between the City, HATT, neighborhood groups, the Homeless Coalition, and other service providers can serve as a model for transformation of other areas of the City. The key to this type of success is in working together to identify needs, solutions, funding, and community-oriented mechanisms for transformational change. The City expects to repeat this level of transformation in two new target areas, Downtown Texarkana and the Beverly Neighborhood, addressing concentrations of poverty and proliferation of Brownfields.

4. Summary of citizen participation process and consultation process

In preparation of the Consolidated plan, the City of Texarkana, Texas held several public meetings and conducted community surveys to solicit citizen and agency comments concerning the housing and community development needs of the community. Citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, and 2013 Action Plan, which defines the use of the City's Community Development Block Grant (CDBG) funds.

Citizen participation began in November with several public town hall style meetings, hearings and public meetings before the council, and continued through community meetings, surveys and consultations with area service agencies and the Homeless Coalition.

11/14/2011 Public Hearing on the Amendment to the 2011 CDBG Action Plan

11/28/2011 Presentation of City of Texarkana Housing Authority 2010 Annual Report on HOPE VI Rosehill Neighborhood Revitalization Grant

12/19/2011 Public Hearing on the 2010 CDBG CAPER

1/26/2012 Brownfields Public Meeting

2/27/2012 Housing Reconstruction Program Status

6/25/2012 Public Hearing on Amendments to the CDBG for Fiscal Years 2010 and 2011 Action Plans

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6/10/2013 Availability of CDBG Economic Development Revolving Loan Funds

6/25/2013, The Oaks Community Meeting - afternoon

6/25/2013, The Oaks Community Meeting - evening

6/26/2013, The Southwest Center, Community Meeting - evening

6/27/2013, Pecan Ridge Community Meeting - morning

6/27/2013, Pecan Ridge Community Meeting - evening

7/8/2013, City Council Chambers Public Hearing Draft Available

8/12, 2013, City Council Chambers Public Hearing Submission

Public Comment Period: July 10 - August 11, 2013 (30 days)

2/27/2017 Public Hearing on Amendments to the CDBG 2016 Action Plan, 2013-2017 Consolidated Plan and announcement of Section 108 Loan Fund award approval

3/13/2017 Public Hearing on Amendments to the CDBG 2016 Action Plan, 2013-2017 Consolidated Plan and announcement of Section 108 Loan Fund award approval

Public Comment Period: February 20 – March 22, 2017 (30 days)

5. Summary of public comments

Consensus as to Texarkana's most urgent needs centered on assistance to the homeless, addressing economic development, slum and blight eradication, substandard housing, and Brownfields issues, and adoption of Target Areas for concentration of resources focused on the most pressing problems in the city.

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

There were no comments or views not accepted.

7. Summary

It should be noted that HUD has introduced a new database driven system for preparation of the Consolidated Plan and Annual Action Plan. Texarkana is part of the first group of CDBG recipient cities to use the new system. This new system should provide better integration for monitoring recipients' progress in meeting their goals. However, at this time, there are many bugs in the system including in the production of maps, graphs, and tables, as well as in how the final Plan document appears.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	TEXARKANA	

Table 1 – Responsible Agencies

Narrative

The City of Texarkana, Texas Office of Planning and Community Development is the Lead Agency in the preparation an implementation of this 2013-2017 Consolidated Plan which describes the City's five-year strategy for the City of Texarkana, Texas and is prepared in accordance with the U.S. Department of Housing and Urban Development's Consolidated Plan requirements. The City would like to express our appreciation to the individuals, agencies, departments and committees who participated in developing the City of Texarkana 2013-2017 Consolidated Plan.

Consolidated Plan Public Contact Information

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Texarkana, Texas City Council

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 Texarkana, Texas 75504-1967
 (903) 798-3900

Mayor Bob Bruggeman
 City Manager John Whitson
 Ward 1 Council Member Jean H. Matlock
 Ward 2 Council Member Willie Ray

Ward 3 Council Member Tina Veal-Gooch
Ward 4 Council Member Brian Matthews
Ward 5 Council Member Christy P. Paddock
Ward 6 Council Member Josh Davis

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Texarkana, Texas' Consolidated Plan encompasses activities to be undertaken during the period of October 1, 2013 through September 30, 2017 by the City of Texarkana, an entity recognized by the U.S. Department of Housing and Urban Development (HUD) grant funding under the Community Development Block Grant (CDBG) program.

The Planning and Community Development Department works in conjunction with the City's Finance, Inspection, Public Works, Street, and Parks and Recreation Departments to oversee the development of the Consolidated Plan and administer the programs and activities incorporated in the Plan.

In preparation of the Consolidated plan, the City of Texarkana, Texas held several public meetings and conducted community surveys to solicit citizen and agency comments concerning the housing and community development needs of the community. Citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, and 2013 Action Plan, which defines the use of the City's Community Development Block Grant (CDBG) funds.

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

Entities contacted for participation include, not limited to:

- Housing Authority of Texarkana, Texas (HATT)
- Randy Sams Homeless Shelter
- The Salvation Army, Texarkana, Arkansas
- The Friendship Center
- Texarkana Community College
- The Homeless Coalition of Texarkana (Continuum of Care)
- Domestic Violence Prevention of Texarkana, Inc.
- Texarkana Library
- Texarkana-Bowie County Family Health Center

Public/Community Meetings & Hearings

11/14/2011 Public Hearing on the Amendment to the 2011 CDBG Action Plan

11/28/2011 Presentation of City of Texarkana Housing Authority 2010 Annual Report on HOPE VI Rosehill Neighborhood Revitalization Grant

12/19/2011 Public Hearing on the 2010 CDBG CAPER

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6/26/2013, The Southwest Center, Community Meeting - evening

6/27/2013, Pecan Ridge Community Meeting - afternoon & evening

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3/13/2017 Public Hearing on Amendments to the CDBG 2016 Action Plan, 2013-2017 Consolidated Plan and announcement of Section 108 Loan Fund award approval

Public Comment Period: February 20 – March 22, 2017 (30 days)

Interested parties were encouraged to attend these public meetings and hearings to present their opinions, views, and recommendations so that they could be incorporated into the development of these planning documents. Persons or groups were also advised that they could provide written

comments by sending them to the Department of Planning and Community Development, P.O. Box 1967 Texarkana, Texas 75504-1967.

Surveys were accepted from June 19, 2013 until July 6, 2013. Links to the surveys were posted on the City's website, advertised in flyers emailed to community organizations, the Continuum of Care, local churches, planning organizations, the Chamber of Commerce, and the Housing Authority.

Surveys:

- **Agency:** <https://www.surveymonkey.com/s/communitysurveyproviders>
- **Individuals:** <https://www.surveymonkey.com/s/conplancitizenssurvey>

All other written comments were received by July 6, 2013 for inclusion in the draft plan. Public comments on the draft: accepted from July 10, 2013 to August 11, 2013.

All other written comments were received by March 22, 2017 for inclusion in the amended plan. Public comments on the amended draft: accepted from February 20, 2017 to March 22, 2017.

Public Notices of the community meetings, public hearings, survey, and draft availability were posted at City Hall, on the City's website, and in the Texarkana Gazette. Newspaper notices ran a total of six times, two three consecutive days' cycles.

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 Texarkana Homeless Coalition serves as the area's Continuum of Care. The group reorganized in November of 2007 and has worked diligently to establish a strong network of service provider for the Texarkana, Texas and Texarkana, Arkansas region. They are trained by the Texas Homeless Network and consist of essential local and regional agencies' representative. Texarkana has been selected as one of three member city coalitions to implement a more coordinated and consolidated approach to Continuum activities. This "Coordinated Access" program will assist the Continuum of Care to provide better access to services through member agencies.

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

The City of Texarkana is an integral part of the Continuum of Care. The Randy Sams Homeless shelter is currently the only emergency homeless shelter for homeless persons in Texarkana, Texas. Randy Sams is also the only recipient of ESG funds in the city with a 2011 Supplemental Allocation of \$104,515 that will be fully spent by September 30, 2013. The City plans to assist Randy Sam Shelter in their next

application for ESG funds which will be used to improve conditions at the Shelter and assist the Friendship Center in providing services to the homeless population during the day. The Continuum worked with the City and Domestic Violence Prevention to develop the Doorways Home project that assists victims of domestic violence and homeless families and individuals to receive supportive housing through the SHP grant award. HMIS responsibilities are shared among homeless assistance providers in the city. HMIS is administered by the Texas Homeless Network and serves the Texarkana, Texas population. The most significant challenge faced by agencies, outside of funding, is the state line dividing both geography and agency services in the twin cities of Texarkana, Arkansas and Texas.

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

1	Agency/Group/Organization	RANDY SAMS' OUTREACH SHELTER, INC.
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.
2	Agency/Group/Organization	RETIRED AND SENIOR VOLUNTEER CENTER
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.

3	Agency/Group/Organization	SALVATION ARMY-TEXARKANA
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.
4	Agency/Group/Organization	Housing Authority of Texarkana, Texas
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Housing Authority Neighborhood Organization

5	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.
	Agency/Group/Organization	COMMUNITY HEALTHCORE (FORMERLY SABINE VALLEY)
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Health Agency Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.

6	Agency/Group/Organization	Domestic Violence Prevention
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation to the Homeless Coalition and regular interaction of the Homeless Coalition.
7	Agency/Group/Organization	Terracon
	Agency/Group/Organization Type	Brownfields
	What section of the Plan was addressed by Consultation?	Brownfields
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation for Brownfields assessment, cleanup and job training.
8	Agency/Group/Organization	Keep Texarkana Beautiful
	Agency/Group/Organization Type	Beautification and Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development Beautification
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation for beautification and economic development.
9	Agency/Group/Organization	Texarkana Texas Historic Committee
	Agency/Group/Organization Type	Historic preservation
	What section of the Plan was addressed by Consultation?	Historic Preservation

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation for historic preservation.
10	Agency/Group/Organization	Main Street Texarkana
	Agency/Group/Organization Type	Regional organization Business Leaders Civic Leaders Main Street Preservation
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Main Street Revitalization and Economic Development
11	Agency/Group/Organization	Texas Department of Housing and Community Affairs
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through housing reconstruction and first time home buyer programs.
12	Agency/Group/Organization	Workforce Solutions Northeast Texas
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Employment Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through job training opportunities from Brownfields.
13	Agency/Group/Organization	Texarkana College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Education Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through area education analysis.
14	Agency/Group/Organization	Texarkana Chamber of Commerce
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation of market studies and economic development options.
15	Agency/Group/Organization	Running WJ Ranch
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through persons with disabilities.
16	Agency/Group/Organization	ARK TEX COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Economic Development Market Analysis Environmental Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
17	Agency/Group/Organization	PINNACLE HOUSING GROUP
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation for housing through affordable apartment homes used as a stepping stone to home ownership.
18	Agency/Group/Organization	ERI CONSULTING
	Agency/Group/Organization Type	Environmental Consulting
	What section of the Plan was addressed by Consultation?	Environmental Consulting
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through environmental consulting.
19	Agency/Group/Organization	TEXARKANA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through presentation of affordable housing.
20	Agency/Group/Organization	HALL SURVEYING AND ENGINEERING
	Agency/Group/Organization Type	Housing Surveys and Engineering
	What section of the Plan was addressed by Consultation?	Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through surveys and engineering for affordable housing projects.
21	Agency/Group/Organization	MCDONALD TRANSIT ASSOCIATION, INC
	Agency/Group/Organization Type	Transportation
	What section of the Plan was addressed by Consultation?	Transportation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation for transportation needs assessment.
22	Agency/Group/Organization	TEXAS HISTORICAL COMMISSION
	Agency/Group/Organization Type	Historic Preservation
	What section of the Plan was addressed by Consultation?	Historic Preservation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation for Historic Preservation
23	Agency/Group/Organization	TEXARKANA MUSUEM SYSTEMS
	Agency/Group/Organization Type	Historic Preservation
	What section of the Plan was addressed by Consultation?	Historic Preservation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation for historic preservation.

Table 2 – Agencies, groups, organizations who participated

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

No agency types were not consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition of Texarkana	Both plans analyze homeless needs and solutions.
PHA Consolidated 5 Year Plan	Housing Authority of Texarkana, Texas	Both plans address public housing needs.
MPO Texarkana Regional Transportation Plan	Metropolitan Planning Organization	Transportation planning for the region and city are essential components for creating desirable, livable communities.

Table 3 – Other local / regional / federal planning efforts

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

The City of Texarkana, Texas enjoys a unique position in that it is a twin city to the City of Texarkana, Arkansas. The two cities share many things including infrastructure (roads, bridges, potable water systems, storm water systems, and sewage systems), planning organizations (MPO, Ark-Tex Council of Governments), health care agencies (Wadley Regional Medical System, Christus St. Michael Health System), economic development (Chamber of Commerce) and other non-profit and public welfare agencies (Randy Sams Homeless Shelter, Salvation Army, Harvest Texarkana, Volunteer Center, Literacy Council, unique bi-state Workforce Development efforts). Consequently, collaborative planning is a necessity for the City and common practice. These agencies provide continual collaboration with the City in all aspects of community planning, including this Consolidated Plan. Additionally, the City works closely with all applicable state agencies including, but not limited to, the Texas Homeless Network, Texas Department of Health and Human Services, Texas Department of Housing and Community Affairs, and the Texas commission on Environmental Quality.

Narrative (optional):

The Consolidated Plan was developed in consultation with a wide range of public and private entities, including governmental and non-profit organizations knowledgeable about the needs of the low and moderate-income residents of Texarkana, and private citizens interested in, or affected by, the housing and community development activities discussed in the Plan. These contacts were part of a continuous process conducted in order to involve the broader community in: assessing priority housing and community development needs; developing priorities, goals and objectives for addressing identified needs; and allocating available CDBG and other federal, state and local funding to activities that address priority needs.

The City of Texarkana, Texas seeks to improve coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The City participates in community-wide planning in consultation with area stakeholders through town hall meetings, public meetings, public hearings, and participation in the Continuum of Care/Homeless Coalition, the Metropolitan Planning Organization, Chamber of Commerce, and other planning groups.

PR-15 Citizen Participation

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

In preparation of the Consolidated plan, the City of Texarkana, Texas held several public meetings and conducted community surveys to solicit citizen comments concerning the housing and community development needs of the community. Citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, and 2013 Action Plan, which defines the use of the City's Community Development Block Grant (CDBG) funds. Support for Target Areas was firmly established, as was the citizens desire to remove slum and blight, redevelop Downtown and Beverly Neighborhood, and pursue Economic Development Strategies.

Public/Community Meetings & Hearings

11/14/2011 Public Hearing on the Amendment to the 2011 CDBG Action Plan

11/28/2011 Presentation of City of Texarkana Housing Authority 2010 Annual Report on HOPE VI Rose Hill Neighborhood Revitalization Grant

12/19/2011 Public Hearing on the 2010 CDBG CAPER

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Surveys: <https://www.surveymonkey.com/s/conplancitizenssurvey>

All other written comments were received by July 6, 2013 for inclusion in the draft plan. Public comments on the draft: accepted from July 10, 2013 to August 11, 2013.

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Public Notices of the community meetings, public hearings, survey, and draft availability were posted at City Hall, on the City's website, and in the Texarkana Gazette. Newspaper notices ran a total of six times, two three consecutive day cycles.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance was significant at City Hall and Silver Moon meetings.	Support for Downtown Redevelopment and Beverly Neighborhood Revitalization firmly voiced.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance was poor at 5 community meetings in low income housing areas.	Comments provided via survey and aggregated with all responses. Expressed desire to see Downtown redeveloped.	No comments were rejected.	https://www.surveymonkey.com/s/conplancitizenssurvey
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community	Survey request emailed by agencies to their constituencies, church leaders, other agencies.	High priority: Neighborhood revitalization, cost of housing and homelessness	No comments were rejected.	https://www.surveymonkey.com/s/conplancitizenssurvey

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Good attendance. City Council approved CDBG Revolving Loan Fund.	No comments received.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Good attendance.	City Council approved CDBG Local/Beverly Target Area. No other comments received.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Good attendance.	City Council approved CDBG Local/Downtown Target Area. No other comments received.	No comments were rejected.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan provides information and analysis on:

- Housing Needs Assessment
- Disproportionally Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

Texarkana, Texas is experiencing changes in housing patterns, though many of the issues impacting safe and affordable housing remain. Texarkana's population increased by 4% when comparing the 2000 Census population to the population counts in the 2005-2009 American Community Survey. At the same time, median income rose by 28% from \$29,727 to \$38,037 and the number of households declined by 6% from 15,105 to 14,200. Families in Texarkana seem to be consolidating, relying on income from more individuals per household contributing income.

There are 14,200 households in Texarkana, Texas, a decrease of 6% from the time of the 2000 Census. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed either the greater than 30% of household income or 30% of household income.

Renters characterized as Small Related Renter households with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem.

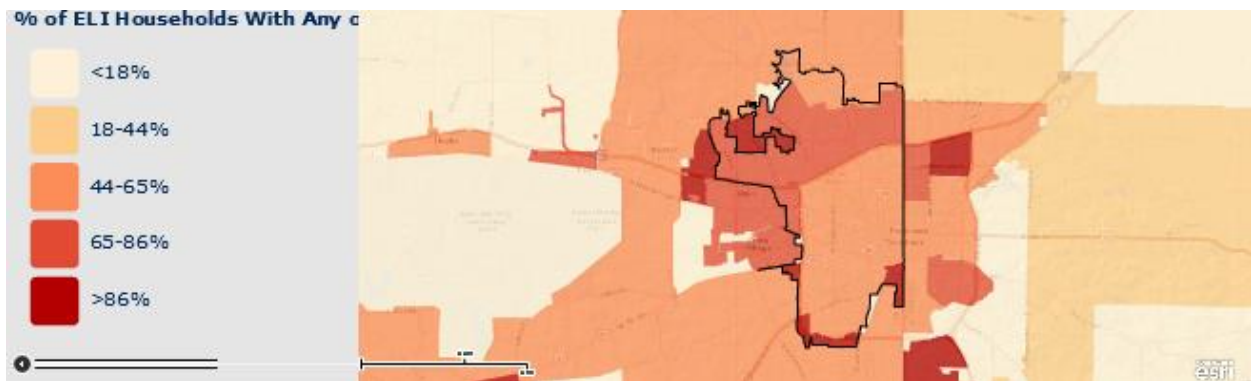
Of the 14,200 households in Texarkana, 2,240 households have one or more Housing Problems with 1,735 households at the 0-30% range of Area Median Income having one or more Housing Problems. Of these, the group demonstrating disproportional need were Black/African American with 850 households with one or more of the Four Housing Problems. Fifty percent of households in this income category are Black/African American.

At the 30%-50% AMI range, White households have a disproportionately greater need with 705 households experiencing one or more of the Four Housing Problems. White households account for 54% of the total at this income level, with Black/African Americans representing 38%.

Accessible units, especially for the frail and elderly, are in high demand in the city among current and prospective public housing tenants. At any given time, there are between 50 and 60 accessible units. HATT has a 2% or lower vacancy rate. Units are filled almost immediately. No waiting list information is currently available.

HATT currently has 345 prospective tenants on the Low Rent Public Housing Waiting List. There are 787 households on the Section 8 Waiting List. Taken together, there are 1,132 qualified households on the waiting list for public housing or rental assistance, with little chance of receiving assistance as HATT has a 2% vacancy rate.

Two areas in Texarkana have emerged as priority areas for public improvements, the Beverly Community, and Downtown Texarkana. The Beverly Community is an area of minority concentration, extremely-low and low-income residents, as well as numerous substandard homes and facilities. Downtown and the 7th Street Corridor necessary public improvements include significant Brownfields issues and environmental contamination, slum and blight, food desert status, roadways, adequate lighting, community gardens, storm water run-off, flood management, storm shelters, bike lanes, economic development, and shelter for the farmers' market, all public improvements requested by citizens of Texarkana, though some of these improvements are outside the scope of this plan. The Beverly Target area is in a CDBG Qualified Census Tract.



CPD Maps

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

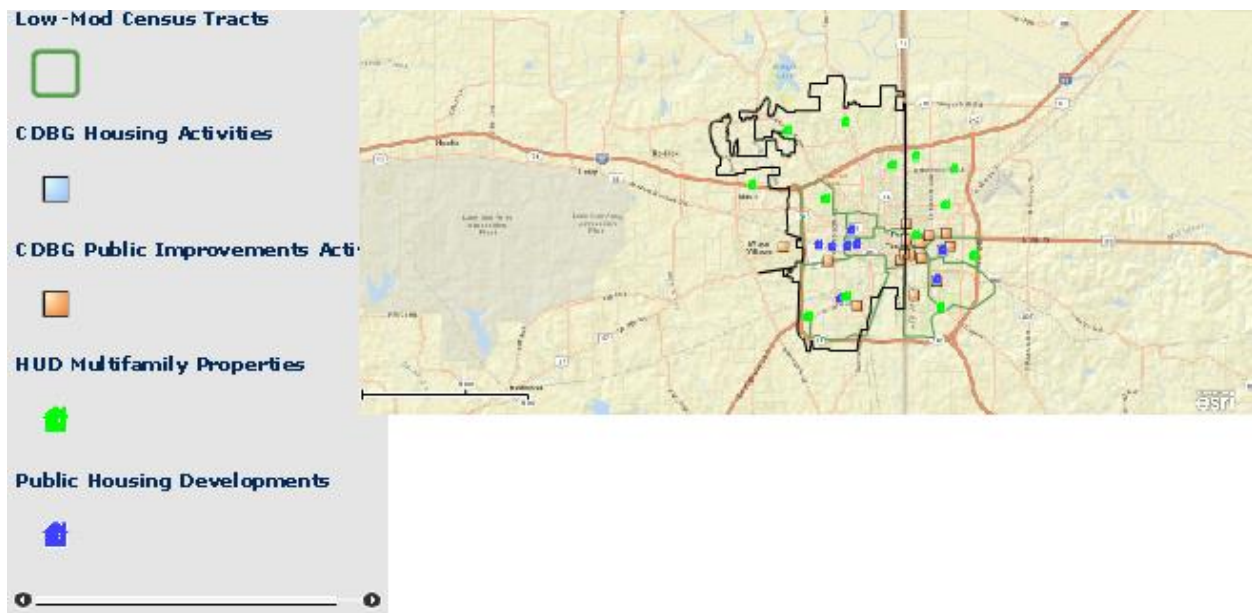
Summary of Housing Needs

Housing patterns in Texarkana, Texas are changing, though many of the issues impacting safe and affordable housing remain. Texarkana's population increased by 4% when comparing the 2000 Census population to the population counts in the 2005-2009 American Community Survey. At the same time, median income rose by 28% from \$29,727 to \$38,037 and the number of households declined by 6% from 15,105 to 14,200. Families in Texarkana seem to be consolidating, relying on income from more individuals per household contributing income.

Demographics	Base Year: 2000	Most Recent Year: 2009	% Change
Population	34,782	36,197	4%
Households	15,105	14,200	-6%
Median Income	\$29,727.00	\$38,037.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)



CPD Maps

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,320	1,555	2,435	1,310	
Small Family Households *	770	620	945	3,935	
Large Family Households *	135	120	145	540	
Household contains at least one person 62-74 years of age	245	295	420	175	1,090
Household contains at least one person age 75 or older	235	260	310	200	650
Households with one or more children 6 years old or younger *	509	424	510	1,380	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2005-2009 CHAS
Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	100	55	10	15	180	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	15	25	85	125	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	30	25	0	65	20	15	0	10	45
Housing cost burden greater than 50% of income (and none of the above problems)	1,050	290	65	0	1,405	330	160	115	0	605

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	150	560	300	15	1,025	75	170	480	195	920
Zero/negative Income (and none of the above problems)	200	0	0	0	200	55	0	0	0	55

Table 7 – Housing Problems Table

Data 2005-2009 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,155	390	125	100	1,770	350	175	115	10	650
Having none of four housing problems	420	595	1,055	655	2,725	140	395	1,145	545	2,225
Household has negative income, but none of the other housing problems	200	0	0	0	200	55	0	0	0	55

Table 8 – Housing Problems 2

Data 2005-2009 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	520	490	210	1,220	65	95	280	440
Large Related	115	50	10	175	20	30	45	95
Elderly	85	170	65	320	220	135	155	510
Other	575	215	105	895	115	64	115	294
Total need by income	1,295	925	390	2,610	420	324	595	1,339

Table 9 – Cost Burden > 30%

Data 2005-2009 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	465	155	0	620	65	40	25	130
Large Related	115	30	0	145	20	0	0	20
Elderly	60	115	15	190	165	55	50	270
Other	500	35	50	585	95	60	40	195
Total need by income	1,140	335	65	1,540	345	155	115	615

Table 10 – Cost Burden > 50%

Data 2005-2009 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	0	45	40	85	170	20	15	0	0	35

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	10	0	10	0	20	0	0	0	10	10
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	10	45	50	85	190	20	15	0	10	45

Table 11 – Crowding Information – 1/2

Data 2005-2009 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

What are the most common housing problems?

There are 14,200 households in Texarkana, Texas, a decrease of 6% from the time of the 2000 Census. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed either the greater than 30% of household income or 30% of household income.

One thousand four hundred and five renter households have a housing cost burden greater than 50% of income. Of those 1,050 household have income in the range of 0-30% of Area Median Income, with 290 households in the 31-50% of AMI, and 65 in the range of 51-80% of AMI. For home owners, the most common problem is in having a housing cost burden greater than 30% of Area Median Income with 75 in the range of 0-30% of Area Median Income, 170 households in the 31-50% of AMI, and 480 in the range of 51-80% of AMI and 195 in the 81-100% of AMI.

Taken together, the most common housing problem in Texarkana is a cost burden greater than 30% of income with 3,940 of renter and owner households at 80% or less of Area Median Income paying more than 30% of household income on housing.

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

Renters characterized as Small Related Renter households, a household of at least one adult where the members of the household are related to one another, with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem.

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

Low-income individuals and families with children, especially those who are extremely low-income, most frequently have one or more of the Four Housing Problems, or Four Severe Housing Problems. They are more likely to be elderly, a large family, unemployed, or have significant illness or disability in the household. In Texarkana, these at-risk households are more likely to be Black/African American. Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance are in great peril of returning to a shelter at the termination of their assistance if they have not achieved long-term improvements in income levels or resolved the issues that originally led to the former homeless state. They are not eligible for additional assistance prior to an eviction as they are considered housed until that time. For the elderly, frail, disabled, and long-term unemployed, the risk of repeat homelessness is substantial.

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

For individuals and families who do not meet the definition of "homeless" under any of the categories established in the Homeless Definition final rule, the McKinney-Vento Act was amended to allow homeless prevention assistance to be provided to persons who are "at risk of homelessness." The At Risk of Homelessness definition, and corresponding recordkeeping requirements, was published in the interim Emergency Solutions Grants program rule on December 5, 2011: <https://www.onecpd.info/resource/1975/criteria-for-definition-of-at-risk-of-homelessness/>

The City of Texarkana, Texas elected to not provide an official estimate for at-risk of homelessness. For planning purposes, the City uses the definition referenced below and relies on the estimates used by the Randy Sams Shelter. This figure is approximately

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

the Homeless Coalition, the Housing Authority of Texarkana, and the City of Texarkana, Texas use the standard definition of At-Risk of Homelessness: Under Category I: Individuals and Families published by HUD's One CPD,

https://www.onecpd.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf:

An individual or family who: (i) Has an annual income below 30% of median family income for the area; AND (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND (iii) Meets one of the following conditions: (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR (B) Is living in the home of another because of economic hardship; OR (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR (F) Is exiting a publicly funded institution or system of care; OR (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipients approved Con Plan.

Discussion

A Homeless Management Information System (HMIS) is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. Each Continuum of Care is responsible for selecting an HMIS software solution that complies with HUD's data collection, management, and reporting standards. <https://www.onecpd.info/hmis/> The City and local agencies rely on the HMIS system to identify persons and households in need without duplication of services or benefits. The City is working closely with the Housing Authority of Texarkana, the Continuum of Care/Homeless Coalition, and other agencies to improve coordination, access to the HMIS system, and the quality and quantity of data necessary to address the needs of at-risk populations, the homeless, and those with housing problems. Reliance on real-time and historic data allows the City and agencies to address needs in real time as well. Improvements in economic conditions, neighborhood infrastructure, removal of slum and blight conditions, and expansion of opportunities for suitable housing and livable communities are essential components of the City's approach to the needs identified here.

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

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

Introduction

The United States Department of Housing and Urban Development developed the Comprehensive Housing Affordability Strategy (CHAS) data and makes this data available to CDBG jurisdictions. The City of Texarkana, Texas relies on this data for analysis of housing needs, housing problems, and disproportional needs. The data provided in this section of the Consolidated Plan looks at how the four housing problems and four severe housing problems impact various strata of the City's demographic profile at various income levels.

The Four Housing Problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; 4. Cost Burden greater than 30%.

The Four Severe Housing Problems are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; 4. Cost Burden greater than 50%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,735	335	255
White	700	150	135
Black / African American	850	155	120
Asian	0	0	0
American Indian, Alaska Native	40	10	0
Pacific Islander	0	0	0
Hispanic	65	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2005-2009 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,295	265	0
White	705	190	0
Black / African American	490	50	0
Asian	0	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	75	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2005-2009 CHAS

Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,020	1,420	0
White	400	625	0
Black / African American	500	640	0
Asian	10	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	35	75	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2005-2009 CHAS

Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	995	0
White	175	585	0
Black / African American	45	305	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	70	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2005-2009 CHAS

Source:

*The four housing problems are:

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

Discussion

Housing Problems and Severe Housing Problems

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

The 2005-2009 CHAS data reported findings from a total of 14,200 households. Among these households, 2,240 households have one or more Housing Problems with 1,735 households at the 0-30% range of Area Median Income having one or more Housing Problems. Of these, the group demonstrating disproportional need were Black/African American with 850 households with one or more of the Four Housing Problems. Fifty percent of households in this income category are Black/African American as compared to 37.5% that are White.

At the 30%-50% AMI range, White households have a disproportionately greater need with 705 households experiencing one or more of the Four Housing Problems. White households account for 54% of the total at this income level, with Black/African Americans representing 38%. At 50%-80% of AMI, no group has a disproportionately greater need as there are less than ten percentage points separating the Black/African American group (49.02%) from the White group (39.2%).

Severe Housing Problems: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; 4. Cost Burden greater than 50%.

African Americans experience a disproportionately greater need with 50.2 %, or 755 households out of 1,505 that experience one or more of the severe housing problems, compared to 37.5% of White respondent households. In the 30%-50% income range, only 8.8% separates White and Black/African American households, though White households with Severe Housing Problems in this income category out number Black/African American 285 households to 235 households out of 565 total households.

White households have a disproportionately greater need in the 50%-80% of AMI income range. Of the 240 households in this income range, 120 (50%) are White households and 95 (39.6%) are Black/African American.

Housing Cost Burdens

Housing Cost Burden is one of the Four Housing Problems, and provides an analysis tool to examine the percentage of income spent on housing. The CHAS data table above shows Housing Cost Burden by race/ethnicity and by percentage of income spent on housing. White households demonstrate disproportionately greater need at two Housing Burden ranges, 61.8% at the 30% or below of percentage of income spent on housing and 53.8% at 30%-50%. At the greater than 50% of income range, no group has a disproportional need, though 990 White households (44.5%) and 1,010 (45.4%) Black/African American households spend greater than 50% of their income on housing. Two thousand two hundred and twenty-five household spend greater than 50% of their income on housing.

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

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

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. For example, at the 0% to 30% of Area Median Income, Black/African Americans at 49% of the total population have a disproportionately greater need than any other group at this income level.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,505	560	255
White	565	285	135
Black / African American	755	245	120
Asian	0	0	0
American Indian, Alaska Native	40	10	0
Pacific Islander	0	0	0
Hispanic	65	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	565	990	0
White	285	615	0
Black / African American	235	305	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	30	60	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	240	2,200	0
White	120	900	0
Black / African American	95	1,050	0
Asian	0	10	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	10	105	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	110	1,200	0
White	45	710	0
Black / African American	10	340	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	70	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2005-2009 CHAS
Source:

*The four severe housing problems are:

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

Discussion

At the 0% to 30% of Area Median Income, Black/African Americans have a Disproportionally Greater Need, with greater than a 10% difference between this group at 49% of the total number of households with one or more of the Four Housing Problems, as compared to the nearest group, White households representing 36% with one or more of the Four Housing Problems.

At the 30% to 50% of Area Median Income, there are no groups with greater than a 10% difference between them with one or more of the Four Housing Problems.

In the 50% to 80% of Area Median Income, White household have a Disproportionally Greater Need, with greater than a 10% difference between this group at 50% of the total number of households with one or more of the Four Housing Problems, as compared to the nearest group, Black/African American households representing 39% with one or more of the Four Housing Problems.

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

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

Introduction:

This section examines Disproportionately Greater Need and Housing Cost Burdens. White households have a housing cost burden at less than 30% and at 30% to 50% of household income. African Americans have the housing cost burden at greater than 50%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,435	2,285	2,225	255
White	5,830	1,230	990	135
Black / African American	2,850	865	1,010	120
Asian	75	10	10	0
American Indian, Alaska Native	40	4	40	0
Pacific Islander	0	0	0	0
Hispanic	455	75	80	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion:

Consideration of Housing Cost Burden is central to understanding housing stability and long term neighborhood sustainability. A Housing Cost Burden of greater than 30% means that a household will struggle to maintain housing, and pay for the necessities of life.

According to the National Alliance to End Homelessness:

The federal government has established a benchmark of 30 percent of income as the maximum amount a household should pay for housing. This level helps ensure that households can afford housing and other necessities such as food, health care and clothing. Evidence indicates that housing is much more stable when housing costs meet this standard. For example, households that receive Housing Choice Vouchers—which limit housing costs to 30 percent of income—have much lower rates of homelessness

and housing instability. However, many households do not become homeless even though they pay far more than 30 percent of their income for housing.

Income levels, health issue, and social supports also play significant roles in whether or not a household can maintain a home at greater than 30% of household income.

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

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

At 30% of AMI, Black/African American households have a disproportionately greater need. At 30% to 50%, White households have a disproportionately greater need. At 50% to 80% of AMI, Black/African Americans have a disproportionately greater need by .2 %.

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

The needs are identified appropriately.

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

Low income neighborhoods in Texarkana are closely correlated with racial concentration and housing problems.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Texarkana, Texas works closely with the Housing Authority of Texarkana, Texas to meet housing needs of low- and moderate-income residents and to revitalize distressed neighborhoods and communities within the City. This partnership resulted in a Hope VI grant and significant gains in safe and affordable housing in the Rose Hill Neighborhood. Three sub-standard public housing areas have now been successfully replaced with affordable rental and owner-occupied units.

Pecan Ridge, the second development phase of the HOPE VI grant, has been completed and fully leased. Pecan Ridge at Rose Hill also houses the Otis C. Williams Rose Hill Cultural Center, dedicated by The Temptations founder and native son, Otis C. Williams, and the Rose Hill Neighborhood Networks Center. Both facilities are located in the historically rehabilitated Administration Building of Stevens Courts, the public housing property formerly located on this site. The Cultural Center is museum that houses historic memorabilia and images of residents who previously lived in the Housing Authority properties and have gone on to personal and professional success. The Neighborhood Networks Center is a community technology center that provides access to computers, programs and services to connect to the technological world.

HATT also nearly completed construction on Rose Hill Ridge, the final phase of the HOPE VI Revitalization plan. As the first LEED multi-family property in Texarkana, HATT is striving for a Platinum certification, the highest LEED certification. 2012 also saw the first HOPE VI Homeownership home completed and sold to a new homeowner. Working with local builders, HATT is helping to revitalize the Rose Hill neighborhood by building high-quality custom homes at an affordable price on infill lots for families who typically have been priced out of the single-family market.

The Housing Authority is in the midst of an ambitious plan to not just revitalize the Rose Hill community, but to impact those neighborhoods and communities in Texarkana often left behind as development moves away from the core of the city. HATT's commitment extends not just to rebuilding the character and content of the historic Rose Hill neighborhood, but to strengthening Texarkana as a whole. The City expects to collaborate with the Housing Authority to continue pursuing opportunities to strengthen once thriving neighborhoods. The Beverly community, one of Texarkana's most distressed areas, has now been designated a Local CDBG Target Area and will be a primary focus for the City in the coming five years.

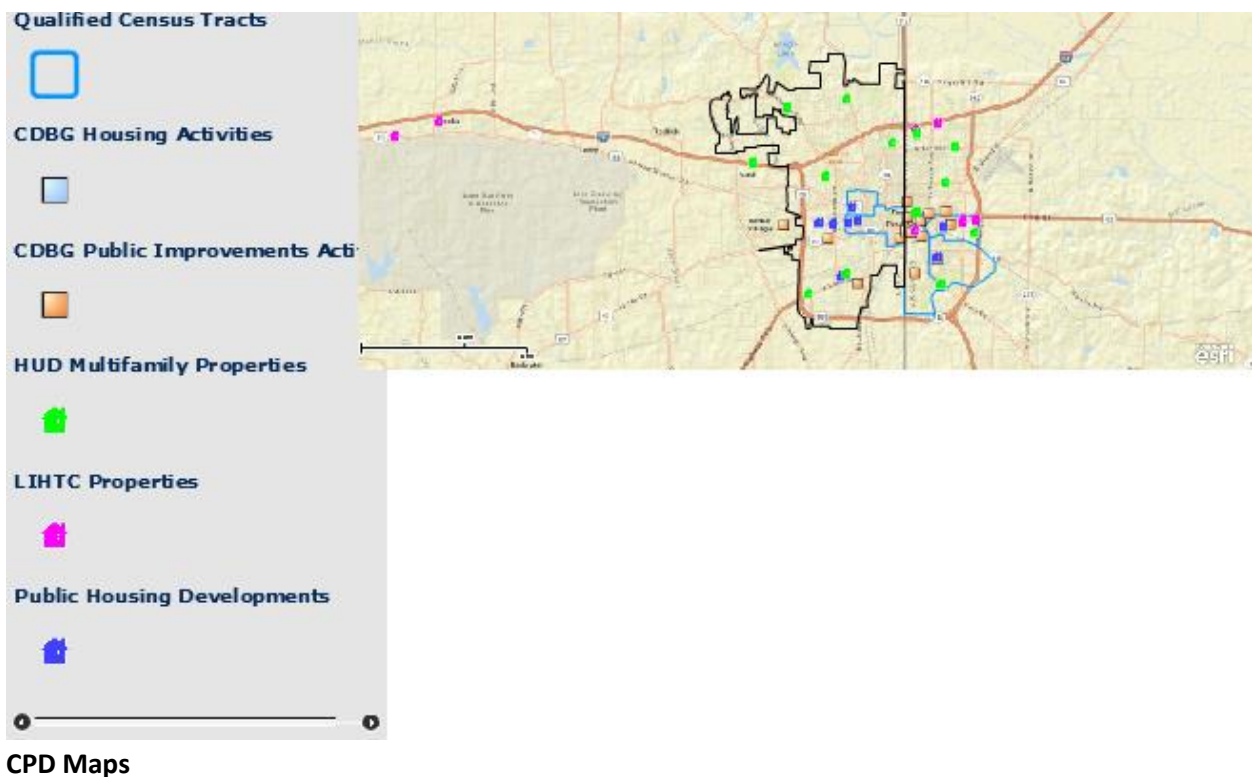
Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	386	395	0	395	0	0	0

Table 22 - Public Housing by Program Type

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

Data PIC (PIH Information Center)
Source:



Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,506	11,601	0	11,601	0	0
Average length of stay	0	0	4	5	0	5	0	0
Average Household size	0	0	1	2	0	2	0	0
# Homeless at admission	0	0	0	3	0	3	0	0
# of Elderly Program Participants (>62)	0	0	92	53	0	53	0	0
# of Disabled Families	0	0	157	107	0	107	0	0
# of Families requesting accessibility features	0	0	386	395	0	395	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	94	50	0	50	0	0	0
Black/African American	0	0	291	344	0	344	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	2	0	2	0	0	0
Not Hispanic	0	0	382	393	0	393	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Accessible units, especially for the frail and elderly, are in high demand in the city among current and prospective public housing tenants. At any given time, there are between 50 and 60 accessible units. HATT has a 2% or lower vacancy rate. Units are filled almost immediately. No waiting list information is currently available.

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

HATT currently has 345 prospective tenants on the Low Rent Public Housing Waiting List. Of those on the waiting list 1 is low income, 1 is very low income and 343 are extremely low income. Twenty eight percent of those on the Low Rent Public Housing Waiting List are White, 71% are Black/African American and .29% are of Mixed Race.

There are 787 households on the Section 8 Waiting List. Of those on the waiting list, 9 are low income, 29 are very low income and 749 are extremely low income. Twenty Five percent of those on the Section 8 Waiting List are White, 74 percent are Black/African American and 1% are Mixed, Asian or Indian. No statistics for Hispanic families on the waiting list was available.

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

When comparing the needs of those on the waiting list for public housing to the population at large, it is clear that the waiting list is not representative of the income or racial makeup of the general population. The income comparison shows that only a minute percentage of those qualified as low, or extremely low income actually get on the waiting list. Also, a higher percentage of Black/African Americans are on the waiting than are represented in the general population.

Discussion

HATT has made a commitment provide safe, decent affordable housing, and homes and communities where people want to live, working with the community to improve and strengthen neighborhoods and households, and the community's social and economic health. HATT credits the turn-around of the Rose Hill community to partnerships with the city, the community, neighbors, and our staff

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Every year HUD requires all Continua to collect data on homelessness at a single point-in-time during the last week in January. The Texas Homeless Network annually assists Texarkana's Continuum of Care through the Texarkana Homeless Coalition and other communities with their Point-in-Time homeless survey preparation and data analysis. The data that follows is a compilation of data collected on the day of January 24, 2013 by members of the Texarkana Homeless Coalition. One hundred sixty-four surveys were collected representing two hundred seven people, though this represents only a small portion of the number of homeless in Texarkana. Most of the information provided in this Homeless Needs Assessment comes from that Point-in-Time Survey. Other information was collected from homeless service providers, Randy Sams Shelter, The Salvation Army of Texarkana, and Domestic Violence Prevention of Texarkana through the Homeless Management Information Systems (HMIS) or from agency collaborations.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	33	300	300	250	330
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	150	121	336	350	300	330
Chronically Homeless Individuals	10	50	88	75	50	330
Chronically Homeless Families	0	0	0	0	0	0
Veterans	5	15	36	0	10	330

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	12	3	15	0	10	330

Table 26 - Homeless Needs Assessment

Data Source
Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

The Continuum of Care estimates there are 366 people who are homeless each day in the city. The median length of homelessness is 10.5 months, with a range of one day to over forty years of homelessness. This significant range might skew the median length considerably, with 24.6% of those counted in the Point in Time Survey reporting chronic homelessness. Over 75% of those counted are not chronically homeless. Forty-nine percent of respondents reported their homelessness was their first time homeless in at least a three-year period, as compared to 22.4% that reported they had been homeless continuously for more than a year and 20.1% that had 2-3 episodes of homelessness in the past 3 years.

48.96 Average age of all participants
44.88 Median age of participants
67.7% Male
32.3% Female
10.9% Households with children
7.00 Median age of Children
24.6% Chronic Homelessness

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	74	0
Black or African American	83	0
Asian	2	0
American Indian or Alaska Native	5	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	3	0
Not Hispanic	138	0

Data Source

Comments:

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

In estimating the number and type of families in need of housing assistance for families with children and the families of veterans for the Consolidated Plan, the City relied on the estimates of the Homeless Coalition's estimates of the number of homeless families per day. If the percentage of homeless counted in survey remained consistent among the estimated 366 persons, approximately forty persons would be in families needing housing assistance or fourteen three-person families would need housing assistance to escape homelessness. Ten percent of the homeless population at any given time are veterans, though how many of those have families is not known at this time. Only 1% of the general population in the United States serves in the Armed Forces, but this group constitutes 10% or more of the homeless population leading to the conclusion that homeless prevention services for veterans and their families should have a higher priority than it does currently. Estimates of veterans with families and homelessness are difficult to obtain in Texarkana as the largest shelter, Randy Sams, provides services only to individuals. They report that families often divide up, with a second parent, and or children staying in the homes of others. The Salvation Army of Texarkana houses an average of fifty veterans per year, though how many of those have homeless families is also not known.

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

The Point-in-Time survey revealed racial proportions in the homeless population that are similar to the city's demographic profile in general. White homeless constituted 45.1% of the homeless population, with 50.6% describing themselves as Black/African-American. Other racial and ethnic groups represented include 1.2% that are Asian American, 3.0% American Indian or Alaska Native, and 2.2% Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Texarkana is a region of extreme temperatures and weather patterns. As such, Texarkana is less than ideal for those who find themselves homeless with or without shelter. The largest shelter in the region, Randy Sams, provides shelter for individuals. The building is a metal siding structure and provides shelter from rain and snow. However, the facility lacks adequate heat in winter and little respite from the heat of summer days. Additionally, there is no storm shelter and the facility is vulnerable to wind and tornados.

Discussion:

The vast majority of homeless counted in the point in time survey report unemployment (26.2%) and/or inability to pay rent or mortgage payments (22.4%) as the reason(s) for their homelessness. Additionally, 5.7% report that they became homeless when they moved to seek work. These economic factors must be considered in preparing strategies for preventing homelessness.

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

Introduction:

Many homeless and non-homeless persons need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization. This is particularly true for the elderly, persons with physical, mental or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, parolees, veterans, teens living on their own, some who are leaving group homes or aging out of foster care, people transitioning from welfare to work, farm workers, non-English speakers, illiterate adults, and substance abusers.

The City recognizes services required by these special-needs populations often overlap the housing needs and supportive services for the homeless as identified and addressed throughout this Consolidated Plan.

Describe the characteristics of special needs populations in your community:

According to data collected from the Housing Authority of Texarkana, Texas, Opportunities, Inc., the Randy Sams' Homeless Shelter, the Texarkana Friendship Center, Community Health Core, Harvest Texarkana, The Salvation Army, area churches and other community service organizations, special needs populations share several key characteristics, they tend to be extremely low to moderate income, many reside in sub-standard housing, and tend to be at risk of homeless. No data is currently available for unmet needs for individuals who are physically or developmentally disabled as the region's MHMR services are at a transitional stage.

Identified needs of low-income individuals and families that fit this category include:

- Funding for owner-occupied housing rehabilitation and reconstruction
- Funding for architectural barrier removal
- Increase in transitional and supportive housing opportunities
- Funding for emergency housing repair
- Opportunities for low-income individuals to receive down payment and closing cost assistance
- Additional case management services through community supportive service organizations
- Additional tenant-based rental assistance
- Additional utility, grocery and rental assistance
- Additional medical services for the elderly and handicapped
- Owner-Occupied Housing Rehabilitation/Reconstruction
- Additional access to transportation assistance

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

Housing and supportive service needs in Texarkana, Texas include housing and supportive services for the elderly, frail elderly, individuals with severe mental illness, persons with alcohol and other drug addictions, victims of domestic violence and persons with HIV/AIDS. the City relied on data provided by the Housing Authority, local homeless shelters, supportive housing providers, and the Texas Department of Health and Human Services.

Other supportive housing needs include needs for victims of domestic violence, people with disabilities, the elderly and frail elderly, persons leaving incarceration, youths aging out of the foster care system, as well as persons with alcohol and drug addictions.

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

HIV/AIDS cases in the area are lower than those of the larger metropolitan areas in Texas with 23 HIV/AIDS cases reported in 2011, for a rate of 15 cases per 100,000 population in Bowie County, less than half that of the Dallas/Fort Worth area in Texas. As is the trend in the state, the highest incidence of HIV/AIDS in the area is among Black/African American adult males. Only two individuals have found supportive housing opportunities through the SHP grant.

Discussion:

The City partners with many service agencies that provide support for non-homeless special needs populations. Most notably, the City assisted Domestic Violence Prevention, Texarkana, Inc. in application for a Supportive Housing Grant. Serving as the fiscal agent for the program, the City provides administrative support, access to the City's Financial Services Department, and collaboration with the City's CDBG program. Recognizing that special-needs often overlap with housing cost burdens, inadequate access to health care, and other burdens, the City actively works with partner agencies and the City's Family Health Services to address these needs. Additionally, consideration of these identified needs is integral to the City's planning for and implementation of the CDBG program and activities.

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

Describe the jurisdiction's need for Public Facilities:

Non-housing community development needs include the areas of public improvements, public services, economic development, and public facilities in either predominately low- to moderate-income areas or serving predominantly low-income individuals and households. Priority needs include support for the Texarkana, Texas - Bowie County Health Department facility and the Beverly Neighborhood Community Center.

How were these needs determined?

The City of Texarkana, Texas conducted community and agency surveys, public meetings, and town halls and solicited public and agency feedback on priority needs in the City. Respondents included most of the agencies taking active roles within the Continuum of Care as well as the Housing Authority of Texarkana, Texas. Additionally, the City consulted with neighborhood leaders, City Cabinet members, and the duly elected City Council members.

The current Beverly Neighborhood Community Center is operated by the City of Texarkana, Texas. The facility is used for after-school and summer programs for area youth, most of whom are minority and/or children and youth of extremely low- to moderate-income families. This facility is a metal building structure with no air conditioning, limiting its usefulness and desirability for community programs. Additionally, the City cannot expend federal funds for the facility as it is located on a flood plain.

Additionally, the Texarkana-Bowie County Family Health Center needs repairs and updates as determined by the City's inspections departments.

Describe the jurisdiction's need for Public Improvements:

Two areas in Texarkana have emerged as priority areas for public improvements, the Beverly Community, and Downtown Texarkana. The Beverly Community is an area of minority concentration, extremely-low and low-income residents, as well as numerous substandard homes and facilities. Streets are in disrepair, lack sidewalks and proper drainage, and would require substantial repairs to attract low-moderate income housing opportunities to replace the slum and blight conditions prevalent now. The neighborhood also houses the region's water treatment facility right next door to the only public

park, both of which are located on a one-hundred-year flood plain. Other public improvements identified include moving of the water treatment facility, develop of a walking trail system connecting neighborhoods and schools for safe routes. Downtown and the 7th Street Corridor public improvements include significant Brownfields issues and environmental contamination, slum and blight, food desert status, roadways, adequate lighting, community gardens, storm water run-off, flood management, storm shelters, bike lanes, economic development, and shelter for the farmers' market, all public improvements requested by citizens of Texarkana.

How were these needs determined?

The City of Texarkana, Texas conducted community and agency surveys, public meetings, and town halls and solicited public and agency feedback on priority needs in the City. Respondents included most of the agencies taking active roles within the Continuum of Care as well as the Housing Authority of Texarkana, Texas. Additionally, the City consulted with neighborhood leaders, City Cabinet members, and the duly elected City Council members.

Describe the jurisdiction's need for Public Services:

Public Services critical to the Texarkana community include job training and education for low to moderate income individuals, job creation and retention through collaboration with local business owners and Workforce Commission, support for small businesses, Brownfields redevelopment support, economic development, Section 108 loans program, facilitation of access to supportive services for extremely low, low, and moderate income populations in areas like mental health, substance abuse treatment, housing-related services, youth health and welfare programs and education, elder care, public health center support, and other social services endeavors.

How were these needs determined?

The City of Texarkana, Texas conducted community and agency surveys, public meetings, and town halls and solicited public and agency feedback on priority needs in the City. Respondents included most of the agencies taking active roles within the Continuum of Care as well as the Housing Authority of Texarkana, Texas. Additionally, the City consulted with neighborhood leaders, City Cabinet members, and the duly elected City Council members.

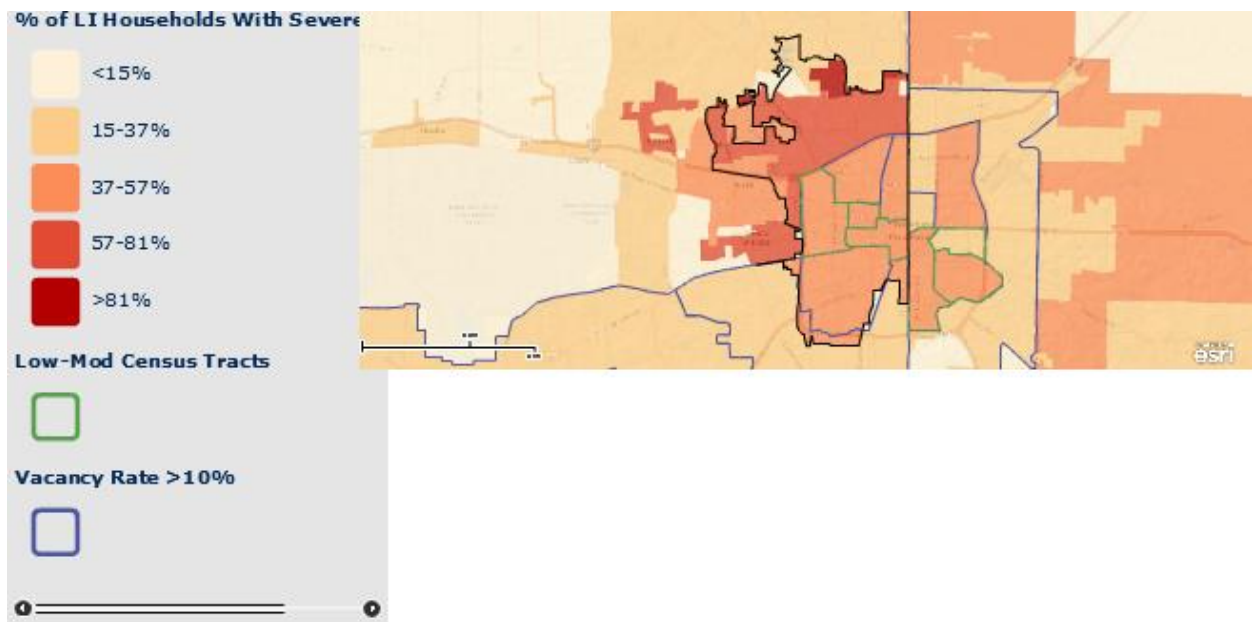
Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

An analysis of the housing market included examining the existing supply of housing (including condition, cost, supportive infrastructure, location, and other factors), the current supply of assisted housing for extremely low-, low-, and moderate-income families, and the existing facilities and services available to homeless and special needs subpopulations. In each area, a comparison between the type and level of need, and the existing supply available to meet that need, resulted in a determination of which need areas are experiencing the largest gaps and which groups are the least served in Texarkana today.

The City's market analysis was conducted using 2005-2009 American Community Survey data, Public Housing Authority data, data provided by the Texas A&M Real Estate Center Market Report 2012, Texarkana Chamber of Commerce Detailed Metro Summary Report, and data provided through local realtors.



CPD Maps

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

Introduction

The lack of affordable, decent housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their families.

Housing Priority Needs have been prepared with American Community Survey data for the City of Texarkana, Texas.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,259	69%
1-unit, attached structure	200	1%
2-4 units	1,877	12%
5-19 units	1,691	10%
20 or more units	782	5%
Mobile Home, boat, RV, van, etc	406	3%
Total	16,215	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	39	1%	84	1%
1 bedroom	54	1%	1,377	21%
2 bedrooms	1,055	14%	2,952	44%
3 or more bedrooms	6,366	85%	2,273	34%
Total	7,514	101%	6,686	100%

Table 28 – Unit Size by Tenure

Data Source: 2005-2009 ACS Data

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

Small Related, large Related, and Elderly low and very low and low-income renters and very low and low-income owners demonstrate the highest needs for affordable housing. All other renter and owners

demonstrate a medium and low need. Based on the findings, the City has chosen to concentrate its efforts (priority) on the very low and low-income owners through the housing reconstruction program. The City is also working with developers and the PHA to bring in new affordable multifamily rental properties for the very low and low-income families needing rental housing. Increasing the number of rental housing units available for Large Families would also alleviate the gap between rental units available for these families and the rental unit supply.

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

Three hundred and seventy-two public housing units have been lost in the past 5 years. These were replaced by new mixed unit communities as described in this report. Several Public Housing facilities will be lost in the coming five-year planning cycle as the cost of rehabilitating these pre-1980 units is prohibitive. These include accessible units that primarily serve the elderly and frail elderly that are low and very low income persons. All lost units will be replaced. No losses of units due to expiration of Section 8 contracts is anticipated.

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

Substantial numbers of substandard housing units exist in Texarkana neighborhoods, reducing property values and investment and putting the residents. The number of housing units (16,215) exceeds the number of households (14,200) by 2015 units. With evidence of crowding, homelessness, and households reporting Housing Problems and Severe Housing Problems, the City concludes that the existing housing stock does not adequately address the needs of the population.

HATT currently has 345 households on the prospective tenants Low Rent Public Housing Waiting List, one of which is low income, 1 is very low income and 343 are extremely low income. Of those on this waiting list, 28% are White, 71% are Black/African American, with the remainder identifying as Mixed. There are 787 on HATT's Section 8 Waiting List. Nine of these households are low income, 29 are very low income and 749 are extremely low income. Of those on this waiting list, 25% are White, 74% are black, and 1% identify as Mixed, Asian, or Native American.

Describe the need for specific types of housing:

Housing needs include:

Reconstructed/rehabilitated owner-occupied housing in low-income neighborhoods; Additional affordable housing for low and moderate-income elderly, particularly minority elderly who are currently living in the oldest housing stock in Texarkana; Assistance for homeless persons to obtain affordable housing; Help for persons at risk of becoming homeless; Access to emergency rehabilitation funding; Facilitation toward retaining affordable housing stock; Availability of affordable permanent housing, particularly to disadvantaged minorities; Additional public housing units in Texarkana; Additional Section

8 rental assistance vouchers to serve the unmet needs in Texarkana; A variety of financing alternatives for affordable housing, including grants, forgivable loans, individual development accounts, other loans and Section 8 voucher purchase assistance; Education on Fair Housing Practices; Easy access to information on available resources to assist with the purchase a decent, affordable home and help with basic needs; Supportive housing for persons with special needs (including veterans, senior citizens, handicapped and HIV/AIDS) to live in dignity and independence; Decent, affordable housing that is accessible to job opportunities; Safe and livable neighborhoods; Removal of blighting influences and desolate properties and facilities; Revitalization and restoration of low-income deteriorating communities; Restoration and preservation of historical properties; Improved access and rehabilitation to public facilities; and Infrastructure improvements in low-income neighborhoods.

Discussion

The City intends to focus its housing efforts in the Beverly Community and in Downtown Texarkana in order to address both the needs for affordable housing and Brownfields redevelopment. The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

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

Introduction

Costs of home ownership and rental units, even in distressed neighborhoods, exceeds the ability to pay for many residents in the City. Median Home values increased by 42%, while median incomes rose by 38% (check number) in the same time period. Home values in Texarkana have been more stable than in many other parts of the country; but, household income has risen more as a result of consolidation of households rather than improve wages or opportunities.

Data sources for this Cost of Housing Analysis are the American Community Survey 2005-2009, The Texas A&M Real Estate Center Report, and the Chamber of Commerce's Detailed Report as well as through consultations with owners, renters, and developers in the city. the City does not receive HOME funds; consequently, no data is provided in Monthly Rent table below for those categories.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	64,300	91,500	42%
Median Contract Rent	377	463	23%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,071	60.9%
\$500-999	2,426	36.3%
\$1,000-1,499	106	1.6%
\$1,500-1,999	55	0.8%
\$2,000 or more	28	0.4%
Total	6,686	100.0%

Table 30 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	580	No Data
50% HAMFI	1,410	955
80% HAMFI	3,155	1,349
100% HAMFI	No Data	2,454
Total	5,145	4,758

Table 31 – Housing Affordability

Data Source: 2005-2009 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	447	579	712	887	952
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments: FY 2013 Fair Market Rent Documentation System The Final FY 2013 Texarkana, TX-Texarkana, AR MSA FMRs for All Bedroom Sizes <http://www.huduser.org/>

Is there sufficient housing for households at all income levels?

There is not sufficient suitable housing for households at all income levels.

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

Housing affordability is likely to decrease as home values and rents continue to increase. In the poorest neighborhoods, more potentially owner-occupied homes will become lost inventory as the neighborhoods' desirability decreases along with property conditions.

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

Fair Market Rents (FMRs) are primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), and to serve as a rent ceiling in the HOME rental assistance program. The U.S. Department of Housing and Urban Development (HUD) annually estimates FMRs for 530 metropolitan areas and 2,045 nonmetropolitan county FMR areas. By law the final FMRs for use in any fiscal year must be published and available for use at the start of that fiscal year, on October 1.

Final FY 2013 FMRs By Unit Bedrooms

- Efficiency: \$447
- One-Bedroom: \$579
- Two-Bedroom: \$712

- Three-Bedroom: \$887
- Four-Bedroom:\$952

Area median contract rent of \$463 falls between the Fair Market Efficiency Rent and an One-Bedroom Rent, meaning that in Texarkana, the Fair Market Rental Rate is higher than contract rentals. Considering the fact that many, if not most, rentals are in housing stock built before 1980, it can be assumed that on the whole, preserving housing stock will result in maintaining lower contract rents; but could exacerbate the problems associated with older housing and distressed neighborhoods. Subsidies may be required to assist renters and owners to stay in affordable housing if contract rents rise in conjunction with home values.

Discussion

In Texarkana's Beverly Neighborhood, home values continue to decline, and the majority of affordable housing is in substandard condition. There are many homes, both renter and owner-occupied that can be rehabilitated. Where there are significant numbers of substandard, not candidates for rehabilitation, the City proposes to assist developers that are willing to develop affordable housing stock. The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

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

Introduction

This section of the Housing Market Analysis, Condition of Housing, describes the characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

Definitions

This jurisdiction defines "standard condition" as a structure that meets HUD's Housing Quality Standards (HQS) and all applicable state and local codes.

"Substandard condition" is a structure that does not meet HUD's Housing Quality Standards (HQS) and/or applicable state and local codes.

"Substandard condition but suitable for rehabilitation" is defined as a structure where costs for labor, materials, tools, and other costs of improving buildings, including repair directed toward an accumulation of deferred maintenance; replacement of principal fixtures and components of existing buildings; installation of security devices; and improvement through alterations or incidental additions to, or enhancement of, existing buildings, including improvements to increase the efficient use of energy in buildings, and structural changes necessary to make the structure accessible for persons with physical handicaps do not exceed 75% of the value of the building before conversion or where rehabilitation costs are less than 75 percent of the replacement cost of the building.

Housing units with 2 or more conditions as identified in the Conditions table, would automatically meet the substandard definition.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,844	25%	2,718	41%
With two selected Conditions	19	0%	158	2%
With three selected Conditions	0	0%	60	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,651	75%	3,750	56%
Total	7,514	100%	6,686	100%

Table 33 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	604	8%	1,037	16%
1980-1999	1,734	23%	1,474	22%
1950-1979	4,311	57%	3,336	50%
Before 1950	865	12%	839	13%
Total	7,514	100%	6,686	101%

Table 34 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,176	69%	4,175	62%
Housing Units build before 1980 with children present	1,898	25%	833	12%

Table 35 – Risk of Lead-Based Paint

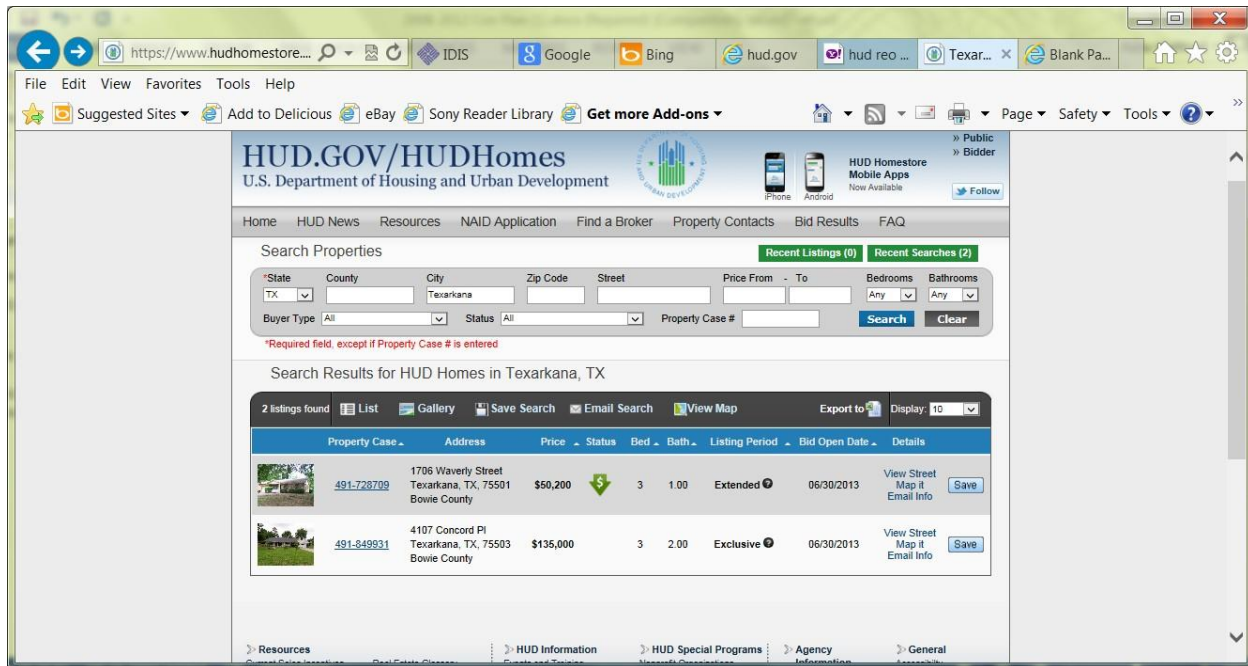
Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS



REO Properties on HomeStore

Need for Owner and Rental Rehabilitation

Housing stock age can substantially impact the need for owner and rental rehabilitation. Based on the city's relatively high percentage of housing stock built prior to 1950, 12% for owner-occupied housing and 13% of renter-occupied housing as well as the conditions found in each category, the City assumes a substantial number of these homes would benefit from rehabilitation. However, as reported by the City's Environmental Services unit and Public Works/Inspections unit, many of these owner and renter-occupied units are not fit for human habitation and would not qualify for rehabilitation as the costs of rehabilitation would far exceed the 75% of value threshold. Few units built before 1980 were built to Section 504 Accessibility Standards or meet energy efficiency standards of today. With an aging population and more families consolidating across generations, the City concludes that providing rental rehabilitation to improve accessibility and improve affordability for families with a disabled or elderly family member would improve affordability and assist low and very low income families.

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

Based on the 2005-2009 ACS and 2005-2009 CHAS data presented here, 69% of owner occupied units and 62% of renter occupied units were built before 1980. Twenty-five percent of the owner-occupied units have children present and 12% of the rental unit also have children present.

Discussion

The Condition of Units table above shows the number of units, by owner or renter occupation, based on the number of "conditions" the unit has. These correspond to the "Housing Problems" in the Needs Assessment analysis. These conditions are: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than 1 person per room; and (4) a cost burden greater than 30%. Data is from the American Community Survey 2005-2009. of the 7,514 owner-occupied units, 1,844 units have one or more condition with the remainder having no documented conditions. of the 6,686 renter-occupied units, 41% or 2,718 units have one condition, 158 units (2%) have 2 conditions, 60 units (1%) have 3 conditions.

The age of Texarkana's housing stock presents problems for owners, renters, and the City. Newer construction, units built in 1980 or later, tend to have fewer significant problems; 31% (2,338) of owner-occupied units fall into this category and, with slightly more newer units, renter-occupied units constitute 38% of the units (2,511). Properties built before 1980 constitute the bulk of Texarkana's housing stock with 5,176 (69%) owner-occupied units and 4,175 (63%) renter-occupied units.

The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

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

Introduction

The Housing Authority of Texarkana, HATT, is the local Public Housing Authority. Their Five Year Plan is attached and is cross referenced here. Currently, the Housing Authority of the City of Texarkana, Texas (HATT) operates public housing in the City. The City reviewed the Housing Authority of Texarkana, Texas' 5-Year Plan and Annual Action Plan for a Certificate of Consistency with the City's 5-Year Consolidated Plan. As the City works to overcome obstacles and enhance coordination through improved communication and marketing, public housing and resident initiatives are positively impacted. HATT is a member of the Texarkana Homeless Coalition and is working with other housing providers and the City to identify housing options for homeless persons.

This section of the plan summarizes the needs of public housing, including:

- public housing develops in Texarkana;
- the number and physical condition of public housing units;
- restoration and revitalization needs of public housing;
- public housing waiting lists;
- compliance with Section 504 and accessibility of public housing stock.

PHYSICAL INSPECTION SCORES:

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. The results provided by HUD represent the inspections conducted from 2001 through September 2009, before demolition of the Housing Authority's demolition of its most troubled properties. HATT has since removed those properties from inventory and has replaced them with new properties that would significantly improve their average inspections score. HATT used these scores to 1) better understand the physical condition of the HUD-assisted housing stock, as well as changes in the stock over time; 2) plan for future affordable housing needs.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	577	606	2	604	0	0	0
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

The City of Texarkana continues to work with the Housing Authority of the City of Texarkana, Texas (HATT) and a private development company in the development, planning and implementation of a large scale revitalization project in the Rose Hill Neighborhood. The City is also collaborating with HATT during the implementation of the HOPE VI grant award, which includes demolition of Covington Homes, Stephens Courts and Griff King Courts, three low income housing projects, and construction of multi-family and infill housing throughout the area.

- The Housing Authority has 6 different apartment and duplex complexes with 452 units throughout the city.
- The HOPE VI grant award to the PHA has resulted in the demolition of Covington Homes, a dilapidated PHA complex. In its place, The Oaks at Rosehill has been constructed and is now rented to capacity. The Oaks at Rosehill features 27 mixed-income units that contain 128 apartments, a fitness center and community center.
- The construction of the 124 unit Pecan Ridge began in July 2011 and opened in June 2012. The project is currently at capacity.
- The third outdated PHA complex, Griff King, was demolished following the completion of Pecan Ridge.
- The Texas Department of Housing and Community Affairs awarded Low Income Housing Tax Credits to assist in the financing of Rosehill Ridge in August 2011. Construction is currently underway and the project will be completed in September 2013.

- The Housing Authority in collaboration with the City is developing single family units for low and moderate income families. The Housing Authority will use HOPE VI funds to buy down the mortgages of these units to make them affordable.
- The City continues to assist the PHA in the acquisition of lots, demolition and clearance. Subsidized housing on the existing PHA site and the surrounding community is a part of the replacement housing.
- The project includes developing a community with commercial as well as residential opportunities throughout the area expanding beyond and eliminating the present boundaries of public housing. Rosehill Ridge will consist of 122 units, of which 32 will be public housing and 90 will be tax credit housing. This blending will encourage new development throughout the area giving new life to this depressed area.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 – Public Housing Condition

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

Under the Hope VI award, the city and HATT have made significant strides toward replacing pre-1950's public housing stock. Three Public Housing properties were demolished, making way for three new, much needed housing properties.

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

Under the Hope VI grant, HATT provided extensive supportive housing services directly to public housing residents. The grant ends on September 30, 2013. HATT is transitioning to a referral-based system that will enable them to ensure public housing residents have sufficient access to necessary services provided by federal, state, local, and/or non-profit agencies. Services include access to educational resources like GED preparation and computer skills training through the Literacy Council, vocational and job training programs offered through Workforce Solutions, Texarkana Community College, and Texas A&M Texarkana, financial management skills training, child care, and other relevant support services.

Discussion:

Texarkana, Texas and the Housing Authority of Texarkana have made significant, meaning strides toward ensuring that extremely-low, low-, and moderate-income citizens have access to safe, affordable housing. While these gains are meaningful, the city's goals have not been fully realized. With the expiration of the Hope VI grant, the City and HATT will continue to work together to improve access to safe, affordable housing.

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

Introduction

The section of the Consolidated Plan includes a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction. Of special concern are the chronically homeless, both individuals and families, families with children, veterans and their children, unaccompanied youth, and victims of domestic violence and their families.

Facilities Available for the Homeless include:

- Randy Sams' Shelter for the Homeless (emergency shelter for 86 unaccompanied adults)
- Domestic Violence Prevention, Inc. (emergency shelter for 17 unaccompanied adults, transitional supportive housing for 60 family members and 14 unaccompanied adults)
- The Salvation Army, Texarkana, Arkansas (9 family rooms for up to 36 people and 25 beds for

Note: The Randy Sams' Outreach Shelter provides the only available beds for people who are chronically homeless in Texarkana, Texas. The Salvation Army Homeless Shelters for Families, and Unaccompanied Men are located in Texarkana, Arkansas. Their facility is list here because they are the only local provider of shelter for homeless families in the region. Crossing state lines for shelter is problematic for many homeless persons because assistance is usually tied to state of residence. Special Health Services of Texas provides some support for HIV/AIDS patients in the region. Community Health Core (formerly Sabine Valley Health) plans to provide supportive housing and permanent supportive housing to homeless veterans and their families as well as supportive housing for MHMR clientele.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	36	25	60	0	0
Households with Only Adults	139	0	14	0	0
Chronically Homeless Households	0	25	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

Data was derived from consultation with The Salvation Army, Texarkana, Randy Sam's Homeless Shelter, Domestic Violence Prevention, Texarkana, and Texarkana's Continuum of Care/Homeless Coalition.

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

Mainstream services used to complement services targeted to the homeless population include the following:

Christus St. Michael Health Care System: general medical services / emergency care

Wadley Regional Medical Center: general medical services / emergency care

Bowie County Family Health Center: medical and family planning and counseling, WIC, confidential testing for STDs

Special Health Resources: free HIV/AIDS antibody testing, prevention/intervention; education/counseling, utility, prescription assistance

Friendship Center: hot meals, groceries, utilities, gasoline, lodging

Domestic Violence Prevention: emergency shelter, financial, family violence prevention, etc.

Randy Sams' Shelter for the Homeless: emergency shelter, meals, groceries, utility assistance

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

Services and facilities that meet the needs of homeless persons, particularly homeless individuals and families, families with children, veterans and their families, and unaccompanied youth listed on SP-40 and MA35:

Christus St. Michael Health Care System: general medical services / emergency care

Wadley Regional Medical Center: general medical services / emergency care

Bowie County Family Health Center: medical and family planning and counseling, WIC, confidential testing for STDs

Special Health Resources: free HIV/AIDS antibody testing, prevention/intervention; education/counseling, utility, prescription assistance

Friendship Center: hot meals, groceries, utilities, gasoline, lodging

Domestic Violence Prevention: emergency shelter, financial, family violence prevention, etc.

Randy Sams' Shelter for the Homeless: emergency shelter, meals, groceries, utility assistance

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

Introduction

The primary goal for serving special needs populations is to assist public and nonprofit agencies in expanding and enhancing their provision of housing and services to the elderly, disabled and dually/multiply diagnosed, persons with HIV/AIDS, victims of domestic violence, and persons with addictions. The City recognizes services required by special-needs populations often overlap the housing needs and supportive services for the homeless as identified and addressed throughout the Consolidated Plan.

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

The elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and victims of domestic violence present a range of complex problems that put them at greater risk of severe income limitations and homelessness. These populations have a much more difficult time finding, securing, and maintaining adequate housing and necessary social services. The City serves as the fiscal agent for a Supportive Housing Grant administered by Domestic Violence Prevention of Texarkana. DVP provides supportive housing to 60 family members and 14 individuals without families. Of these residents, one head-of-household is a veteran, 2 are HIV/Aids positive, and 2 are classified as chronically homeless. The City acts as fiscal agent and sponsor of the Supportive Housing Grant (SHP) administered through Domestic Violence Prevention in Texarkana. The City meets the needs of these residents by providing case management, counselling, life skills training, and child care assistance for job seekers, and

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

At this time, there are no programs which ensure that persons returning from mental and physical health institutions receive appropriate supportive housing, though local institutions attempt to assist these populations in connecting to appropriate social service organizations that may be able to assist them in procuring supportive housing. The only existing supportive housing program in **Texarkana at this time, ...** The City is developing a supportive partnership with Community Health Core, a non-profit providing MHMR services in the Northeast Texas region will be providing services in Texarkana. They intend to expand MHMR services in Texarkana to provide supportive housing particularly to veterans utilizing their mental health care services.

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

The City intends to continue partnering with Domestic Violence Prevention, Inc to provide supportive housing to victims of domestic violence and their families. The City will re-apply for the SHP grant as appropriate to continue these services.

The City will support programs sponsored by HATT to provide services to low-income persons with special needs, especially the elderly and frail elderly.

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

The priorities for Texarkana in addressing the needs of these population groups include:

- To assist public and nonprofit agencies in providing housing and supportive services to the elderly and frail elderly;
- To assist public and nonprofit agencies in providing housing and supportive services to homeless persons and those “at-risk” of homelessness.
- To assist the Texarkana Homeless Coalition and those agencies that are part of the coalition, serving special needs populations.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of Median Family Income (MFI)). An analysis of these factors has aided the City in developing programs that reduce the adverse effects of these constraints on the supply and cost of housing.

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

The City of Texarkana, Texas has not identified any public policies that serve as barriers to affordable housing, and therefore did not need to develop strategies to remove or lessen negative effects that serve as barriers to affordable housing. However, the City has identified the following other barriers to affordable housing:

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

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

Introduction

In this section of the Consolidated Plan, the City considers Non-Housing Community Development Assets, the priority non-housing community development needs that are eligible for assistance through the CDBG program, especially economic development needs using data on Texarkana's economic conditions, the local workforce, and needs of local businesses. Data is derived from the 2005-2009 American Community Survey (ACS) and the 2010 ESRI Business Analyst Package and the Bureau of Labor Statistics (BLS).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	135	29	1	0	-1
Arts, Entertainment, Accommodations	1,585	1,545	11	10	-1
Construction	749	455	5	3	-2
Education and Health Care Services	3,997	4,699	27	30	3
Finance, Insurance, and Real Estate	654	1,360	4	9	5
Information	181	195	1	1	0
Manufacturing	1,237	690	8	4	-4
Other Services	1,054	1,059	7	7	0
Professional, Scientific, Management Services	1,210	527	8	3	-5
Public Administration	811	780	5	5	0
Retail Trade	2,088	2,736	14	18	4
Transportation and Warehousing	782	299	5	2	-3
Wholesale Trade	587	1,074	4	7	3
Total	15,070	15,448	--	--	--

Table 40 - Business Activity

Data 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	17,087
Civilian Employed Population 16 years and over	15,070
Unemployment Rate	11.80
Unemployment Rate for Ages 16-24	46.06

Unemployment Rate for Ages 25-65	5.69
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Table 41 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector	Number of People
Management, business and financial	5,225
Farming, fisheries and forestry occupations	12
Service	2,978
Sales and office	3,798
Construction, extraction, maintenance and repair	1,214
Production, transportation and material moving	1,843

Table 42 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,667	88%
30-59 Minutes	1,417	10%
60 or More Minutes	330	2%
Total	14,414	100%

Table 43 - Travel Time

Data Source: 2005-2009 ACS Data

Education:**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,045	229	1,449
High school graduate (includes equivalency)	3,312	362	1,683
Some college or Associate's degree	4,666	375	1,057
Bachelor's degree or higher	3,334	82	673

Table 44 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	146	236	148	208	500
9th to 12th grade, no diploma	534	551	702	878	551
High school graduate, GED, or alternative	1,744	1,775	1,216	2,379	1,674
Some college, no degree	1,412	1,517	1,308	1,943	978
Associate's degree	213	273	508	656	155
Bachelor's degree	130	660	705	1,212	584
Graduate or professional degree	46	186	474	873	394

Table 45 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,852
High school graduate (includes equivalency)	20,061
Some college or Associate's degree	29,470
Bachelor's degree	42,744
Graduate or professional degree	56,842

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

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

Education and Health Care Services constitute the bulk of jobs in Texarkana with 4,699 jobs, 1,963 more jobs (30% share) than the second highest sector, Retail Trade, at 2,736 jobs (18%). Agriculture, Mining, Oil, and Gas Extraction reports the fewest jobs with 29 jobs in the area. Professional, Scientific, and Management Services has the highest percentage of oversupply of workers with 1,210 workers and only 527 jobs reported.

Describe the workforce and infrastructure needs of the business community:

Significant numbers of workers have either no high school diploma/GED or no Bachelor's degree. This segment of the population also earns substantially less than their counterparts with degrees. Persons with less than a high school diploma earn \$13,852 per year, 24% of earnings with a graduate degree at \$56,842, and 32% of a bachelor's degree (42,744). Earning with a high school diploma jump to \$20,061

and \$29,061 with some college or an associate's degree. This significant difference between some college and no high school equivalency strongly points to the importance of supporting high school retention programs and workforce development programs. Seven thousand and fifty-five residents between the ages of 18 and 44 years old fall into the category of high school equivalency or less education. Designing workforce programs that target wage earners in this demographic has the greatest potential to impact the earning potential of individuals and families earning less than moderate incomes. Workforce needs also include the need for skilled trade workers, workers with certifications for environmental assessment and cleanup, workers with computer skills, workers with office work training and certifications. Workers with improved math, science, and communication skills are also in demand.

Economic development professionals in Texarkana, Texas report that the leading reason for losing potential business relocations is that the local workforce does not have the requisite education or skills for their needs.

Infrastructure needs reported by the business community include improvements to downtown, city gateway areas, safety and security like street lights and sidewalks, assistance with environmental contamination assessment and cleanup in redevelopment areas, facade improvements downtown, and incentive packages for consolidation of larger parcels of land.

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

The City's Brownfields redevelopment efforts downtown, in the 7th Street Corridor, in the Rosehill community and in the Beverly neighborhood all have either already begun or will have significant positive economic impacts on the city and in these communities. The Hope VI award of \$21 million has attracted approximately \$80 million dollars in other private and public investments. The City's Brownfields redevelopment initiative has brought the city \$400,000 for brownfields assessment, \$400,000 to assess and clean up a dangerous derelict building next door to a \$4 million private investment, and \$900,000 for an EPA Brownfields revolving loan fund. A private developer interested in bringing low-moderate income housing to downtown by redevelopment of the Grimm Hotel property estimates that every dollar spent on downtown redevelopment equals approximately \$1.75 in local revenue generation. The Texarkana area have lost approximately 3,000 jobs as a result of loss of manufacturing and shut-downs at Red River Army Depot. Potentially off-setting job losses in the defense industry and local manufacturing, Tex-Americas Center has secured funding to assess and cleanup 20,000 acres and over 500 buildings vacated by the U.S. Army in the Base Re-Alignment and Closure Process. This will mean expanded remediation work for local workers and expansion of economic opportunities in years to come.

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

The areas of highest job surpluses are the Education/Healthcare, Finance/Insurance/Real Estate and the Retail sectors all of which are areas where some college through graduate degrees would be of benefit to job seekers. Economic developers, Workforce Development, and the local P-16 Council all recommend expanding access to GED preparation and testing, high school retention programs, vocational training, and college education as essential to expanding economic opportunities for a workforce ill-prepared for today's employer needs.

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

Texarkana's Workforce training initiatives include an EPA Job Training Grant that has been used to provide forty five unemployed persons with certification required for Environmental Technicians. The City re-applied to train an additional 40 workers. As of the writing of this planning document, the EPA had not yet announced awards. Workforce Development has several workforce training initiatives including some re-training for workers that have lost their jobs due to mass lay-offs. Texarkana Community College offers workforce training in industrial arts, construction, culinary arts, and for electricians. These efforts support the goals of this Consolidated Plan as increasing the skills and certifications of the local workforce can raise incomes, reducing homelessness and improving families' ability to secure housing at all income levels.

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

Yes

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

Ark-Tex Council of Governments leads the Comprehensive Economic Development Strategy (CEDS) process in this region. The Comprehensive Economic Development Strategy is a survey conducted on the economic state of the North East Texas Economic Development District (NETEDD) as mandated by the EDA. This survey addresses the strengths and weaknesses of NETEDD, which consists of eleven counties encompassing over 6,500 square miles which is home to approximately 293,000 people. The survey is completed with input from individuals from all over the NETEDD region including, but not limited to, economic development managers, city managers, chambers of commerce, representatives from housing, education, and health, political and public advocates, and other interested parties. The CEDS is

conducted every five years to assess the economic progress made in the region and to set new economic goals for the region. The most recent CEDS Report was completed in 2008. ATCOG is in the process of completing a new plan.

Discussion

The tables above show labor market and education statistics relevant to the community development planning process. Texarkana has 17,087 people in the Civilian Labor Force, which includes the number of employed persons (15,070) plus those actively looking for work. Business Activity, as noted in the data table below, indicates an over-supply of workers for available jobs in six of the thirteen sectors identified, with four categories indicating a shortage of workers. Education and Health Care Services, Finance, Insurance, and Real Estate, Retail Trade, and Wholesale Trade show room for growth in the labor market. Jobs (15,448) exceed workers (15,070) with 378 jobs going unfilled. The unemployment rate shown in the table, 11.8%, is now considerably lower, at approximately 7.8%. Considering the region has lost approximately 3,000 jobs from the region in the past three years, it is believed that the number of persons who have stopped looking for work account for apparent decreases in the unemployment rate as these individuals are not counted as part of the labor force. Unemployment for younger workers, those between the ages of 16 and 24 presents the most troubling number at 46.06%.

The majority of workers are employed in the Management, Business, and Financial sector of the local economy, with 5,225 workers and the Sales and Office sector with 3,798 workers. Service accounts for 2,978 workers, Production, Transportation, and Material Moving has 1,843 workers and Construction, extraction, maintenance and Repair accounts for 1,214 workers. Farming, Fisheries, and Forestry only accounts for 12 workers in Texarkana.

Travel time to and from work is still manageable for workers in the area with the vast majority, 88%, commuting less than 30 minutes per trip to or from work.

Educational attainment is the greatest demographic indicator for potential income; those with less than a high school diploma or only a high school diploma/GED earn substantially less than workers with some college through graduate degrees at every age.

Support for economic development is crucial to improve the numbers of available jobs for residents of Texarkana, Texas.

The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available as well as seventy-two fair market units. This project will also bring new jobs to the downtown area.

MA-50 Needs and Market Analysis Discussion

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

Texarkana has many safe, affordable, and livable neighborhoods. However, some areas of the city have increasingly become areas where housing and social problems are concentrated, areas where poverty and lack of decent housing exacerbate other social issues. These are areas where with multiple housing problems and a concentration of abandoned, substandard housing are havens for criminal activity, depriving decent citizens of peace of mind and property value. Concentration is here defined as 44 percent or more of the housing stock in an area of 2 or more adjacent block groups with households experiencing more than one of the Four Housing Problems. (Lacking complete kitchens, lacking complete plumbing, more than one person per room, and/or paying 305 or more of household income for housing.)

The Beverly Community in Texarkana, Texas has significant housing and poverty issues. As such, the City has designated the Beverly Neighborhood as a priority local Target Area. The map below shows the city's area of concentration of housing problems by census tracts. Also of note, the downtown area has few affordable housing opportunities for people wanting to live in the downtown area. Many of the residential structures in the Downtown - 7th Street Corridor are substandard or substandard with significant rehabilitation potential.

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

Area of Low and Moderate Income Concentration: An area consisting of one or more adjacent block groups in which 44 percent or more of total persons are considered low or moderate income according to definitions and figures provided by HUD as shown on the CPD maps below.

Area of Minority Concentration: An area consisting of one or more adjacent block groups in which 44 percent or more of total persons are classified as "minority." HCHCDA defines minority to include all ethnic groups other than Non-Hispanic Whites as shown on the CPD maps below.

Many communities in Texarkana provide safe, decent, affordable housing for residents of all strata of racial and ethnic minorities. However, in areas of minority and/or low-income concentration, housing values are generally much lower than the city as a whole, crime rates are higher, and there are fewer opportunities for employment. Both the Beverly neighborhood and downtown are prime examples of areas where minority and low income concentration pose significant challenges to redevelopment and the goal associated with providing safe, suitable, livable communities for everyone.

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

The City's designation of the Beverly Neighborhood as a local Target Community is based on the concentrations of poverty, minorities, abandoned and/or substandard housing, and high numbers of households with one or more of the Four Housing Problems or Four Severe Housing Problems. In many ways, Beverly is similar to other neighborhoods in Texarkana, in that these social and market factors have depressed the neighborhoods making them unattractive to developers. These neighborhoods cost the city in lost property taxes and increase police, fire, and environmental services. Estimates of the number of abandoned, substandard properties suggest that one in six homes have been boarded up in the Beverly community.

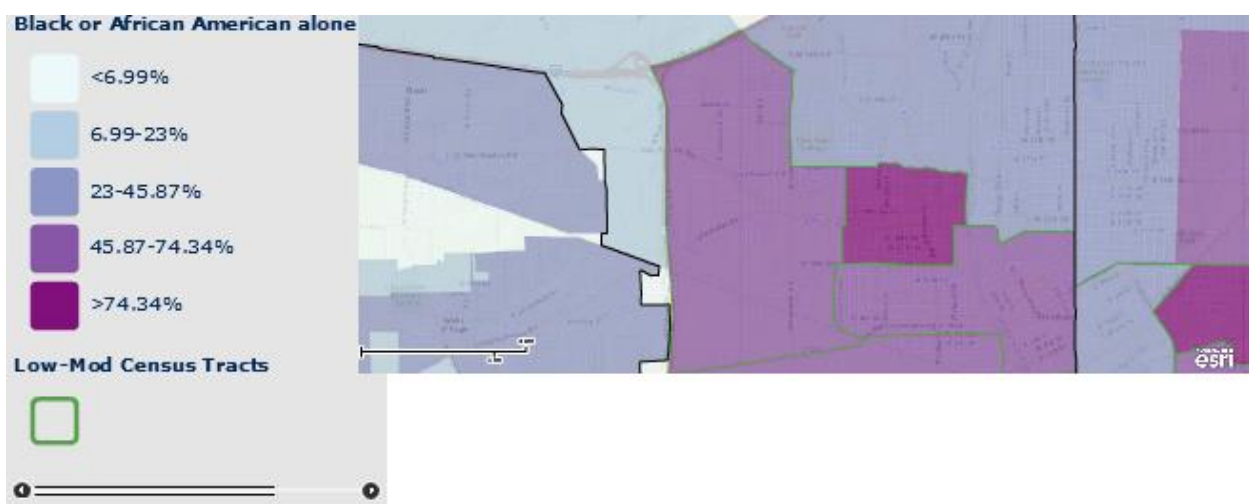
Are there any community assets in these areas/neighborhoods?

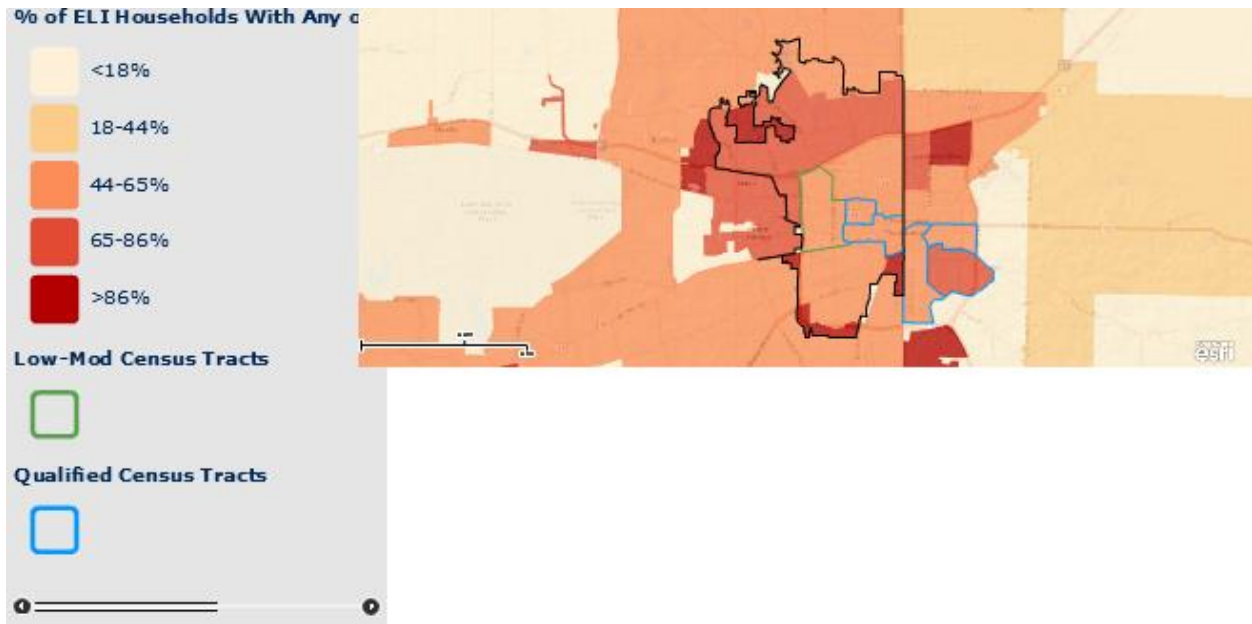
The City has an extensive network of parks, schools, churches, shopping, and social service organizations located throughout the city. The City's partnership with the T-Line public transportation system has resulted in transportation availability in most neighborhood in the city.

Only one park exists in the Beverly community. The park is located on a flood plain and cannot be updated using state or federal funding. Other community assets include grocery stores, employment opportunities, and Texarkana Community College.

Are there other strategic opportunities in any of these areas?

Substantial strategic opportunities exist in both the Beverly Neighborhood and in Downtown Texarkana with an appropriate level of commitment of resources to remove barriers and create incentives for redevelopment.





CPD Maps Extremely Low Income and Housing Problems Concentration

Beverly Heights Housing Condition

	1990	2000	2010	% Change
Population	2612	2562	2293	-12.21%
Households	921	877	774	-15.96%
Housing Units Total	1103	1021	918	-16.77%
Owner Occupied Housing Units	480	434	268	-44.17%
Renter Occupied Housing Units	441	468	506	14.74%
Vacant Housing Units *	182	119	144	-20.88%



Beverly Heights

Beverly Heights Economic Condition 2012

<i>Variable</i>	<i>City of Texarkana</i>	<i>Beverly Heights Revitalization Area</i>	<i>Variance</i>
<i>2012 Median Household Income</i>	<i>\$37,526</i>	<i>\$17,262</i>	<i>46.00%</i>
<i>2012 Average Household Income</i>	<i>\$54,894</i>	<i>\$26,446</i>	<i>48.18%</i>
<i>2012 Per Capita Income</i>	<i>\$23,297</i>	<i>\$10,477</i>	<i>44.97%</i>
<i>2012 Median Home Value</i>	<i>\$136,770</i>	<i>\$37,863</i>	<i>27.68%</i>
<i>2012 Average Home Value</i>	<i>\$167,164</i>	<i>\$46,187</i>	<i>27.63%</i>



Beverly Heights Economic Conditions

Beverly Heights Housing Condition

	1990	2000	2010	% Change
<i>Population</i>	2612	2562	2293	-12.21%
<i>Households</i>	921	877	774	-15.96%
<i>Housing Units Total</i>	1103	1021	918	-16.77%
<i>Owner Occupied Housing Units</i>	480	434	268	-44.17%
<i>Renter Occupied Housing Units</i>	441	468	506	14.74%
<i>Vacant Housing Units *</i>	182	119	144	-20.88%



Beverly Heights Housing Conditions

Change in City - Beverly Heights Economic Conditions 1990 – 2012

<i>Variable</i>	<i>City of Texarkana</i>	<i>Variance</i>	<i>Beverly Heights Area</i>	<i>Variance</i>
<i>1990 Median Household Income</i>	<i>\$22,885</i>		<i>\$15,445</i>	
<i>2000 Median Household Income</i>	<i>\$29,751</i>	<i>23.08%</i>	<i>\$15,622</i>	<i>1.13%</i>
<i>2012 Median Household Income</i>	<i>\$37,526</i>	<i>39.02%</i>	<i>\$17,262</i>	<i>10.53%</i>
<i>1990 Average Household Income</i>	<i>\$31,125</i>		<i>\$18,969</i>	
<i>2000 Average Household Income</i>	<i>\$43,788</i>	<i>28.92%</i>	<i>\$22,796</i>	<i>16.79%</i>
<i>2012 Average Household Income</i>	<i>\$54,894</i>	<i>43.30%</i>	<i>\$26,446</i>	<i>28.27%</i>
<i>1990 Per Capita Income</i>	<i>\$12,266</i>		<i>\$7,199</i>	
<i>2000 Per Capita Income</i>	<i>\$17,815</i>	<i>31.15%</i>	<i>\$8,268</i>	<i>12.93%</i>
<i>2012 Per Capita Income</i>	<i>\$23,297</i>	<i>47.35%</i>	<i>\$10,477</i>	<i>31.29%</i>
<i>1990 Median Home Value</i>	<i>\$48,876</i>		<i>\$28,409</i>	
<i>2000 Median Home Value</i>	<i>\$65,773</i>	<i>25.69%</i>	<i>\$31,250</i>	<i>9.09%</i>
<i>2012 Median Home Value</i>	<i>\$136,770</i>	<i>64.26%</i>	<i>\$37,863</i>	<i>24.97%</i>
<i>1990 Average Home Value</i>	<i>\$59,747</i>		<i>\$32,079</i>	
<i>2000 Average Home Value</i>	<i>\$84,105</i>	<i>28.96%</i>	<i>\$32,486</i>	<i>1.25%</i>
<i>2012 Average Home Value</i>	<i>\$167,164</i>	<i>64.26%</i>	<i>\$46,187</i>	<i>30.55%</i>



beverly Heights Comparison Table

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This City of Texarkana, Texas Consolidated Plan identifies the priority needs of this jurisdiction and describes strategies that the City will undertake to serve those priority needs. This section of the Consolidated Plan describes the City's **Geographic Priorities** and **Priority Needs** in light of the **Influence of Market Conditions** and **Anticipated Resources**. This section of the City's Consolidated Plan also discusses the **Instructional Delivery Structure** for the City's **Goals**. The City addresses **Public Housing, Barriers to Affordable Housing, the City's Homelessness Strategy, Lead-based Paint Hazards, the City's Anti-Poverty Strategy, and Monitoring** of progress.

Neighborhood Revitalization Area / Strategic Vision for Change

The City of Texarkana has developed a long-range strategy for significantly impacting low and moderate-income communities through new housing and economic development activities. The areas identified for geographically determined investment allocation in this Consolidated Plan were selected based on consultation with area agencies, citizen input, and overwhelmingly agreed upon by the duly-elected City Council Members representing every ward in the city. These areas have both great need and present significant opportunity to meet the City's goals.

The City has developed strong links between representatives of the low and moderate-income community's public service agencies, public housing agency, educational institutions, health facilities and the business community for the purpose of developing an ongoing strategic plan for reinvestment in the low income communities.

The City is currently addressing identified needs through coordinating the use of CDBG and other federal, state and local funds in distressed areas and through providing services to low and moderate income households. In addition, the City, with its collaborative partners and citizens, has identified neighborhoods appropriate for revitalization efforts which includes the Downtown area and Beverly neighborhood. The Supportive Housing Program (SHP) is administered through Domestic Violence Prevention, Texarkana, one of the City's active partners on the Homeless Coalition. Plans to secure additional funding from the State of Texas' TDHCA Housing Trust Fund (HTF) and Emergency Shelter (ESG) will make additional shelter for the homeless, prevention of homelessness and housing affordability possible if this funding can be secured. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available as well as seventy-two fair market units. This project will also bring new jobs to the downtown area.

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

Geographic Area

1	Area Name:	Beverly Community Revitalization
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revival Type:	Comprehensive
	Other revival Description:	
	Identify the neighborhood boundaries for this target area.	Boundaries for this target area: Southern border: New Boston Road, also US Hwy 82 Western border: Robinson Road Northern border: College Drive Eastern border: Richmond Road to Summerhill Road Comprised mostly of Qualified Census Tract 106.

Include specific housing and commercial characteristics of this target area.	This once thriving community is bordered on all four sides by commercially zoned streets with an interior comprised of older housing stock, both single family and apartment complexes, and many vacant, boarded buildings. These commercial zones are showing their age as most are either single commercial structures or dilapidated strip malls. The City's main water treatment facility is located in the commercial section. Also, the area's only park sits next to this facility. Park improvements are problematic here as it lies within an established flood plain. Within the core are also homes that while older are still owner-occupied. This is an area of minority, elderly, and poverty concentrations. The Beverly Community exhibits multiple housing problems including significant decreases in several major categories. Population has decreased from 2,612 in 1990 to 2,293 in 2010, with the number of households for the same period also declining from 921 to 774. Total number of housing units likewise decreased from 1,103 to 918 households. The number of vacant housing units decreased from 182 to 144. During this same time period, renter occupied housing units rose from 441 to 506 while owner occupied housing units dramatically decreased 44.17% from 480 to 268. This significant finding is mirrored in differences between the economic/commercial differences between the community and the city as a whole. In 2012, average median household income for Texarkana, Texas was \$37,526, but only \$17,262 in Beverly Heights, a variance of 46%. Per capita income was also lower by 45% as compared to the city at \$23,297 per person in the city and only \$10,477 in Beverly. Median home values in the city were reported at \$136,770 and only \$37,863 in Beverly, a difference of 28%. On the northern border of the area lies one of Texarkana's most valued assets, Texarkana Community College. Just north of the college, both commercial and residential areas are thriving with new businesses and well-established homes and neighborhoods that are either maintaining or increasing in value. The proximity to this thriving area indicates a substantial opportunity for improvements in the community that will be beneficial to the entire city and the region.
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How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The city's consultations and citizen participation process are central to the development of Beverly Heights as a Local Target Area. The Beverly neighborhood has stood in direct contrast to the more prosperous neighborhoods to the north for more than twenty years. As conditions in the Rosehill area improved, crime in Beverly and the problems of substandard housing and vacant, derelict housing exponentially increased. Residents, service agencies, as well as law enforcement and emergency services began reporting higher and higher numbers of people impacted by this community's decline. Citizens from the area began approaching their Council Members, the Mayor, and staff about removing slum and blight conditions, addressing concentrations of poverty, improving economic opportunities, and providing more affordable, quality housing opportunities well over ten years ago. The City's programs were insufficient to address the full range of needs in this community. With the lessons learned with the successes associated with the implementation of the Hope VI grant award in the Rosehill community, the City began developing the plan to concentrate resources in like manner in 2012. By May of 2013, the City was prepared to seek approval from the citizens of the community and the City as a whole. Following the methodology prescribed in the Citizen Participation Plan, the City held public hearing on adoption of the Beverly Community as a Local Target Area. With overwhelming support, the ordinance was adopted in May 2013.
Identify the needs in this target area.	Needs in this area include access to affordable, livable housing, removal of slum and blight conditions associated with derelict, vacant and boarded homes interspersed with functional housing, minority and poverty concentrations, public facilities for health care and recreation/exercise. Other needs include high concentration of households with one or more of the Four Housing Problems or Severe Housing Problems, low and extremely-low incomes for both owner-occupied and renter-occupied households, high percentages of at-risk of homelessness households, high numbers of homes without accessibility features and/or low-efficiency ratings, and lack of services and/or opportunities for children and the elderly.

	What are the opportunities for improvement in this target area?	The Beverly Neighborhood presents many opportunities for improvements with targeted resource distribution. At the northern boundary, Texarkana Community College brings individuals from all over the region into the area. However, at this time, those that visit the college avoid the crime ridden neighborhoods surrounding the institution. With appropriate planning and implementation, this area could easily provide suitable housing both for current residents and for those that attend or work at the college. Likewise, the other commercial corridors that are the boundaries of Census Tract 106/Beverly have significant commercial viability for neighborhood appropriate redevelopment. The area also has housing stock needing improvements that could prolong the viability of the homes for both owners and renters. With home-ownership rates roughly forty-five percent lower than the city's rates, improving opportunities for home-ownership could also stabilize the community. Further, improvements in public facilities like parks and health care facilities, the addition of streetlights, bike lanes, sidewalks, and safe walking trails, will also make the community safer and more livable. Jobs and services within this area are two additional areas of opportunity that can improve this community.
	Are there barriers to improvement in this target area?	Significant barriers exist to improvement in this area including variable citizen participation and adequate funding. Other The City is making significant strides toward overcoming these barriers with the building of trust between the City and citizens as well as identifying public and private funding for revitalization in this target area.
2	Area Name:	Downtown Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	revival Type:	Comprehensive
	Other revival Description:	

Identify the neighborhood boundaries for this target area.	The Downtown Area Local Target Area is sometimes referred to as the Downtown/7th Street Corridor as this is descriptive of the boundaries of the Target Area. It is bounded on one side by the Kansas City Southern Railroad (Front Street) and 7th Street (Martin Luther King Blvd.) on the other. It's eastern and western border are Stateline Avenue, literally the Texas/Arkansas border, on the east side and Lakeside Drive/Summerhill Road on the west. Major thoroughfares include: MLK Texas Blvd 4th Street Oak Street Front Street Stateline Ave
Include specific housing and commercial characteristics of this target area.	The Downtown/7th Street Corridor, Downtown Local Target area is an area of over 200 Brownfields properties with suspected or confirmed environmental contamination in an area of approximately 240 acres.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Citizens of Texarkana have asked the City to focus on downtown revitalization for at least ten years. Consultation with numerous agencies, public meetings, public hearings, citizen surveys, and votes of the duly elected City Council Members establish a strong consensus for moving forward to arrest the decline of this historic center of the town and revitalize the area's economic potential and potential for providing affordable housing close to city, county, state, federal and non-profit services.
Identify the needs in this target area.	Downtown and the 7th Street Corridor present many challenges to redevelopment. Of primary concern is that more than 200 properties within a 200 acre area are either confirmed or suspected of having various levels of environmental contamination ranging from lead paint to deadly gasoline additive buried underground and potentially leaking into the area's ground water. Many commercial, industrial, and residential properties are neglected, abandoned, or substandard. These problem properties are mixed in with functioning homes, businesses, and essential government services.

	What are the opportunities for improvement in this target area?	Developers are attracted to redevelopment downtown because of the existing infrastructure and unique architecture. The area is a food desert with great opportunity for affordable housing and commercial endeavors.
	Are there barriers to improvement in this target area?	The most significant barriers are the costs associated with environmental assessment and cleanup of asbestos, lead paint, mold, pigeon guano, and other hazardous or petroleum based contaminants. Texarkana's solid relationship with the U.S. EPA Brownfields program and the Texas Commission on Environmental Quality mitigate some of these challenges.

Table 47 - Geographic Priority Areas

General Allocation Priorities

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

Beverly Neighborhood Revitalization Area and Downtown Texarkana:

The City of Texarkana, Texas is working in cooperation with the Texarkana Independent School District, Housing Authority of Texarkana, Texas, Texarkana Community College, non-profit agencies, and the private sector to bring about the revitalization of the City's Downtown/7th Street Corridor and Beverly Neighborhood.

These geographic regions were chosen because they have great potential and great need. These areas are bordered by major transportation routes, which are prime real estate for commercial development. These neighborhoods are provide significant opportunity for quality affordable housing. New multifamily units along with the development of new single family housing will provide what these neighborhoods need the most – safe, secure, quality, affordable, housing for families.

The combination of affordable rental units and the development of new single family housing will provide families who currently reside in these neighborhoods opportunities to become future property owners. The development of new affordable housing stock will provide opportunities for those families currently locked out of the homeownership market the opportunity to make their initial investment in the American dream of home ownership.

Moreover, the economic development potential in these areas can bring what is most needed to sustain these low-mod income areas: jobs.

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

Priority Needs

1	Priority Need Name	Aff. Housing Rehabilitation-Existing Units
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Housing Reconstruction Evaluate and Reduce Lead Paint Hazards Administer the CDBG Program
	Description	H1: Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents. DH-2 Objective
	Basis for Relative Priority	Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.
2	Priority Need Name	Aff. Housing Rehab-Existing Units Lead Paint
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Evaluate and Reduce Lead Paint Hazards Administer the CDBG Program
	Description	H2: Evaluate and Reduce Lead Hazards DH-1 Availability and Accessibility

	Basis for Relative Priority	Based on volume of pre-1980 housing where children are present. Significant health risk involved in exposure to children. Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.
3	Priority Need Name	Aff. Housing Rental Assistance
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents veterans
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Rental Assistance Information Dissemination Domestic Violence Prevention Supportive Housing Administer the CDBG Program
	Description	H. Provide rental assistance to low income individuals and families through dissemination of Section 8 Housing information. DH-2 Affordability
	Basis for Relative Priority	Relatively high numbers of low income families with housing cost burden of 50% or more.
4	Priority Need Name	Aff. Housing Production of New Units
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization

	Associated Goals	Housing Reconstruction Section 108 Loan Program for Economic Development Administer the CDBG Program
	Description	Support development of new affordable housing units in distressed communities. DH-1 Availability/Accessibility
	Basis for Relative Priority	Community priority for removal of Slum and Blight and proliferation of Brownfields in distressed areas.
5	Priority Need Name	Homelessness Outreach
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Homelessness Outreach Administer the CDBG Program

	Description	Support community efforts to provide outreach to homeless individuals. Provide access to information on community service organization that address basic needs for homeless and special needs individual including mental health and substance abuse treatment, housing related services, elder care, and other social services. Provide information to promote easy access to emergency shelters for the homeless. Target area are designated, but the City expects this effort to be city-wide. SL -1 Availability/Accessibility
	Basis for Relative Priority	Homelessness in Texarkana. No Texarkana, Texas homeless shelter for families. Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priority.
6	Priority Need Name	Homelessness Emergency Shelter
	Priority Level	High
	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Homelessness Outreach Homelessness Emergency Shelter Administer the CDBG Program
	Description	Assist Randy Sams Homeless Shelter in application for ESG funding. SL-1 Availability/Accessibility

	Basis for Relative Priority	Emergency shelter cannot serve families with children or unaccompanied youth. Shelter is frequently filled to capacity. Shelter lacks efficient heat and air. Shelter needs supportive services space. Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.
7	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Rental Assistance Information Dissemination Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Domestic Violence Prevention Supportive Housing Administer the CDBG Program
	Description	Prevent homelessness in at-risk populations. DH-1 Availability/Accessibility
	Basis for Relative Priority	Priority of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need.
8	Priority Need Name	Non-H - Public Facilities Parks Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Public Facilities and Parks Administer the CDBG Program
	Description	Improvements to public facilities/parks, trails, public buildings, public spaces. SL-1 Availability/Accessibility
	Basis for Relative Priority	Priority of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority indicates that the City expects other funding sources or community stakeholders to address Low Priority items.
9	Priority Need Name	Non-H - Public Improvements & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Section 108 Loan Program for Economic Development Public Improvements and Infrastructure Public Facilities and Parks Administer the CDBG Program
	Description	Provide Public Improvements and Infrastructure in target areas. SL-1 Availability/Accessibility
	Basis for Relative Priority	Priority of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority indicates that the City expects other funding sources or community stakeholders to address Low Priority items.
10	Priority Need Name	Non-Housing - Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Public Services - Health Department Administer the CDBG Program
	Description	Public Services provided to low and moderate income persons.
	Basis for Relative Priority	Priority of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority indicates that the City expects other funding sources or community stakeholders to address Low Priority items.
11	Priority Need Name	Non-H - Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Section 108 Loan Program for Economic Development CDBG Revolving Loan Fund Administer the CDBG Program
	Description	Provide economic development activities and services in target areas to increase jobs, labor market participation rates, and create suitable living environments.
	Basis for Relative Priority	Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.
12	Priority Need Name	Aff. Housing
	Priority Level	High

	Population	Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Area Beverly Community Revitalization
	Associated Goals	Housing Reconstruction Section 108 Loan Program for Economic Development First Time Home Buyer Down Payment Assistance Administer the CDBG Program
	Description	Provide support for affordable housing for low and moderate income individuals and families.
	Basis for Relative Priority	Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address Low Priorities.

Table 48 – Priority Needs Summary

Narrative (Optional)

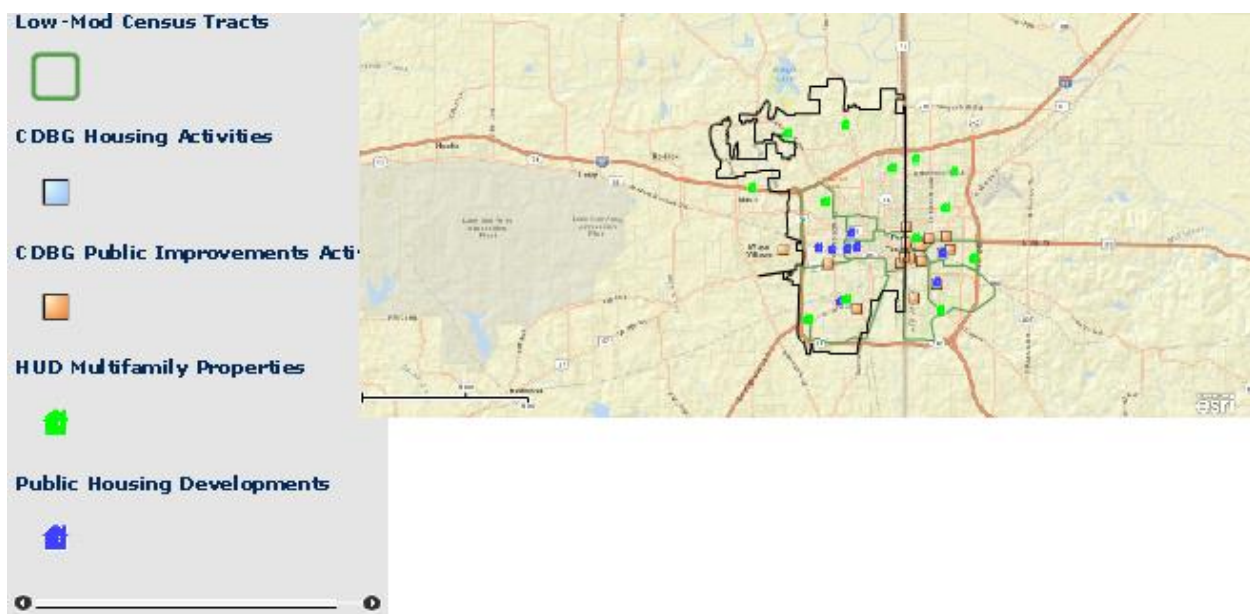
Priority Level of Low or High does not indicate the priority to the community or the population served. Rather, High Priority indicates the City of Texarkana will use CDBG funds at some point in the five years covered by this plan to address the priority need. Low Priority means the City expects other funding sources or community stakeholders to address "low" priorities.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Texarkana, Texas has high numbers of renters that currently have a housing cost burden greater than 50%. Many of these are in neighborhoods with high minority and low income concentrations.
TBRA for Non-Homeless Special Needs	Non-homeless, special needs individuals and families including, but not limited to, veterans, HIV/AIDS renters, the elderly, MHMR, constitute a significant proportion of households in Texarkana and are at greater risk for homelessness.
New Unit Production	Substandard properties abound in neighborhoods where there are high concentrations of minority and extremely low and low income individuals. Reconstruction and building new affordable units can help to revitalize these communities.
Rehabilitation	Texarkana also has high numbers of homes with one or more of the four housing problems. Downtown Texarkana has many properties that are structurally sound but require rehabilitation to be livable.
Acquisition, including preservation	Acquisition of properties for preservation, redevelopment, or to remove slum and blight conditions is necessary to stabilize neighborhoods and support revitalization efforts.

Table 49 – Influence of Market Conditions



CPD Maps

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

Introduction

The City of Texarkana, Texas will use every funding source available to meet the housing, economic development, and social services needs of the residents of the city. The table below list some of the funding sources the City has already secured or for which the City will apply.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	285,999	2,500	517,866	806,365	806,365	Expected Amount Available based on yearly allocation plus program income times four years.
Section 108	public - federal	Economic Development Housing Public Improvements	1,429,000	0	0	1,429,000	1,429,000	The City was awarded Section 108 Loans funds to bolster redevelopment in downtown. Plans are to rehabilitate a downtown historic structure into Hotel Grim Lofts that will make 20 low/mod units available.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Supportive Housing Program	public - federal	Housing Other	450,000	0	0	450,000	1,800,000	The City acts as fiscal agent to support Domestic Violence Prevention's Supportive Housing Program which provides housing and supportive services to victims of domestic violence and their families.
Other	public - state	Housing	320,000	0	0	320,000	1,280,000	The City will seek funding from TDHCA for housing reconstruction on 10 houses.
Other	public - state	Public Improvements Public Services	20,000	0	0	20,000	0	The City will apply to the Texas Department of State Health Services for assistance for the Texarkana-Bowie County Department.
Other	public - local	Housing Public Services Other	16,000	0	0	16,000	52,000	The City intends to contribute labor/services for homeless services, prevention and outreach, especially in support of the Homeless Coalition and applications for funding.

Table 50 - Anticipated Resources

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

The City recognizes the importance of leveraging resources. It is estimated that these community development projects will bring \$1.75 in private resources spent in the local economy for each grant dollar invested. Moreover, most of the projects will require substantial private investments at a 9 to 1 ratio. Matching requirements will be met by in-kind donations of labor and/or materials.

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

Publicly owned land or property located within the jurisdiction includes housing lots owned by the city, city parks, and scattered properties located in downtown. This property may be used to promote economic development, provide support for homeless programs, and/or affordable housing in Texarkana, Texas. Additionally, publicly owned land may also be used to support public health activities, infrastructure and public services, promoting livability and sustainability within the jurisdiction.

Discussion

The City expects to use CDBG funding as a leveraging tool to support community and economic development within the jurisdiction.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Domestic Violence Prevention	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
RANDY SAMS' OUTREACH SHELTER, INC.	Non-profit organizations	Homelessness public services	Jurisdiction
Housing Authority of Texarkana, Texas	PHA	Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
THE SALVATION ARMY-TEXARKANA	Non-profit organizations	Homelessness Rental public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths and gaps are continuously assessed as an effort to enhance the coordination between the public and assisted housing providers, and among public and private health, mental health and other service agencies. Strengths include the broad range of services and service quality.

The City of Texarkana, Texas consulted with the Housing Authority of Texarkana, Texas during the development of this Plan. The Housing Authority of Texarkana, Texas (HATT) is the primary provider of the public housing units and subsidized housing programs. It is a separate legal entity controlled by a board of directors charged with the responsibility of helping to provide safe, decent and sanitary housing to the low income segment of population.

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

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

Table 52 - Homeless Prevention Services Summary

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

By far, the most significant gap in services recognized at this time is in provision of supportive housing for veterans and their families as well as for MHMR residents. Additionally, persons with HIV/AIDs are often served by programs addressing their other needs and no information about their health status is solicited. The Randy Sams shelter works closely with the Friendship center to address many of the mainstream services needed by homeless residents.

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

One of the significant issues related to the service delivery model is that efforts could be coordinated better through the Homeless Coalition. Texarkana, Texas has no shelter for homeless families. The jurisdiction has no HUD VASH program provider.

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

The Salvation Army, located in Texarkana, Arkansas, is currently working with a property owner to secure a property in Texarkana, Texas, which would allow Texas homeless families to obtain services in Texas. Community Health Core provides mental health services and works with homeless veterans and their families. The City anticipates that Community Healthcore will obtain funding to provide HUD VASH to this segment of the homeless population.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	SHP Supportive Housing Program/CoC Transitional Housing Program	2013	2017	Homeless Non-Homeless Special Needs		Aff. Housing Rental Assistance Homelessness Prevention	Supportive Housing Program: \$2,250,000	Homelessness Prevention: 60 Persons Assisted
2	Home Buyer Assistance	2013	2017	Affordable Housing		Aff. Housing	CDBG: \$20,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	CDBG Revolving Loan Fund	2013	2017	Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Economic Development	CDBG: \$630,000	Facade treatment/business building rehabilitation: 5 Business Jobs created/retained: 10 Jobs Businesses assisted: 5 Businesses Assisted
4	Housing Reconstruction	2013	2017	Affordable Housing	Downtown Area Beverly Community Revitalization	Aff. Housing Rehabilitation- Existing Units Aff. Housing Production of New Units Aff. Housing	CDBG: \$500,000 TDHCA: \$1,600,000	Homeowner Housing Rehabilitated: 14 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Evaluate and Reduce Lead Paint Hazards	2013	2017	Affordable Housing		Aff. Housing Rehabilitation- Existing Units Aff. Housing Rehab-Existing Units Lead Paint	General Fund: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
6	Rental Assistance Information Dissemination	2013	2017	Affordable Housing Public Housing		Aff. Housing Rental Assistance Homelessness Prevention	General Fund: \$5,000	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Homelessness Prevention: 100 Persons Assisted
7	Public Facilities and Parks	2013	2017	Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure	CDBG: \$93,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Public Services - Health Department	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Non-Housing - Public Services	Texas DSHS: \$20,000 CDBG: \$42,899	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
9	Public Improvements and Infrastructure	2014	2017	Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Improvements & Infrastructure	CDBG: \$97,556	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Homelessness Emergency Shelter	2013	2017	Homeless		Homelessness Emergency Shelter Homelessness Prevention	General Fund: \$16,000	Homeless Person Overnight Shelter: 100 Persons Assisted
11	Homelessness Prevention	2013	2017	Homeless Non-Homeless Special Needs		Homelessness Prevention	General Fund: \$16,000	Homelessness Prevention: 100 Persons Assisted
12	Homelessness Outreach	2013	2017	Homeless Non-Homeless Special Needs	Downtown Area Beverly Community Revitalization	Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention	General Fund: \$16,000	Homeless Person Overnight Shelter: 100 Persons Assisted Homelessness Prevention: 100 Persons Assisted
13	Section 108 Loan Program for Economic Development	2013	2017	Affordable Housing Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Aff. Housing Production of New Units Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing	Section 108: \$1,429,000	Facade treatment/business building rehabilitation: 5 Business Rental units constructed: 5 Household Housing Unit Jobs created/retained: 15 Jobs Businesses assisted: 5 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Section 108 Loan Program for Economic Development- Prepayment on \$1,429,000 Loan	2016	2017	Affordable Housing Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Aff. Housing Production of New Units Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing	CDBG: \$512,265	Facade treatment/business building rehabilitation: 1 Business Rental units constructed: 92 Low/Mod rental units constructed: 20 Household Housing Unit Jobs created/retained: 3 Jobs Businesses assisted: 1

15	Administer the CDBG Program	2013	2017	Administration	Downtown Area Beverly Community Revitalization	Aff. Housing Rehabilitation-Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing	CDBG: \$57,699	Other: 1 Other
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Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	SHP Supportive Housing Program/CoC Transitional Housing Program
	Goal Description	Act as fiscal agent for the Domestic Violence Prevention's and Texarkana Friendship Center's Transitional Housing Program, SHP grant and CoC grant.
2	Goal Name	Home Buyer Assistance
	Goal Description	Provide down payment assistance for first time home buyers.
3	Goal Name	CDBG Revolving Loan Fund
	Goal Description	Provide loans to qualified property owners for rehabilitation of commercial or residential property in downtown Texarkana.
4	Goal Name	Housing Reconstruction
	Goal Description	Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents.
5	Goal Name	Evaluate and Reduce Lead Paint Hazards
	Goal Description	Provide information and education to the public, re: lead risks; Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning; Develop technical capacity with staff
6	Goal Name	Rental Assistance Information Dissemination
	Goal Description	Provide rental assistance information to Texarkana residents via available information channels. Provide referrals to the Housing Authority.
7	Goal Name	Public Facilities and Parks
	Goal Description	Provide improvements to public facilities and parks to improve safety, usability, and accessibility of public facilities and parks.
8	Goal Name	Public Services - Health Department
	Goal Description	Provide public health services through the Texarkana-Bowie County Health Department.

9	Goal Name	Public Improvements and Infrastructure
	Goal Description	Provide public improvements and infrastructure in distressed and/or low-mod areas. Focus will be on Target Areas. Improvements may include water/sewer lines, sidewalks, trails, bike lanes, streetlights, communal spaces, flood control, rain gardens, and/or community garden spaces. May also include code enforcement and foreclosed property care.
10	Goal Name	Homelessness Emergency Shelter
	Goal Description	Support Randy Sams Homeless Shelter to obtain ESG funding. Purchase and deploy eCivis grants management software to manage grant applications and track progress.
11	Goal Name	Homelessness Prevention
	Goal Description	Participate in Homeless Coalition to support Continuum of Care operations and homelessness prevention services. Provide social services information to the public. Track participation through eCivis software.
12	Goal Name	Homelessness Outreach
	Goal Description	Support community efforts to provide outreach to homeless individuals or those at-risk of homelessness. Provide access to information on community service organizations that address basic needs for homeless and special needs individuals. Provide information to police, fire, and health care facilities on options for assisting homeless persons. Participation in the Homeless Coalition will be central to meeting this goal.
13	Goal Name	Section 108 Loan Program – Hotel Grim Lofts
	Goal Description	The City will use these loan funds to assist with rehabilitation of a downtown structure into Hotel Grim Lofts that will provide twenty low/mod units.
14	Goal Name	Section 108 Loan Program for Economic Development-Prepayment
	Goal Description	CDBG funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City’s Section 108 loan. Loan funds used to provide 20 low/mod housing units in the Hotel Grim Lofts in downtown Texarkana.
15	Goal Name	Administer the CDBG Program
	Goal Description	Administration of the CDBG Program.

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

Though the City does not participate in the HOME program, the City recognizes and applies HOME's definition of affordable housing. According to HUD's Office of Affordable Housing:

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing, and a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States. The lack of affordable housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their families. http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/

Consequently, Texarkana's strategic goals for this five year period include provisions of affordable housing for 80 extremely low-income, low-income, and/or moderate-income families including housing reconstruction for 15 households, first-time home buyer assistance to 5 households, assistance to 60 households through the partnership with Domestic Violence Prevention and the Supportive Housing Program.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Texarkana is not required to increase the number of accessible units under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Housing Authority actively promotes resident involvement through targeted outreach via website, flyers, emails, mailing lists, and community notice boards at all community centers on Housing Authority properties.

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

No

Plan to remove the ‘troubled’ designation

The Texarakana, Texas Housing Authority is not designed as "troubled" under 24 CFR part 902.

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

Barriers to Affordable Housing

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of Median Family Income (MFI)). An analysis of these factors has aided the City in developing programs that reduce the adverse affects of these constraints on the supply and cost of housing.

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

The City of Texarkana, Texas has not identified any public policies that serve as barriers to affordable housing, and therefore did not need to develop strategies to remove or lessen negative effects that serve as barriers to affordable housing. However, the City has identified the following other barriers to affordable housing:

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Analysis of Impediments indicated no significant institutional barriers to affordable housing exist in Texarkana. Pre-development, building permit and inspection expenses are average in terms of housing construction and renovation costs.

To maintain the City's commitment to prevent barriers to affordable housing the City will:

- Maintain flexibility in zoning and building requirements when appropriate to allow for infill housing development and to provide technical assistance to developers of affordable housing. Posters & literature displayed and made available at city office buildings, utility building, and the public library;
- Monitor city-sponsored projects for equal access and compliance of the Fair Housing Act and Building Dept. officials monitors code compliance to Fair Housing standards;
- Hold periodic Public Hearings providing information and requesting public comment on fair housing or related issues ;

- Provide homebuyer and homeowner education, including fair housing information, was provided by the city and other local housing services providers;
- Conduct outreach efforts to for-profit and non-profit builders and developers through funding and technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis;
- Maintain an Affirmative Marketing Plan to directly market newly-developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders and home builders to encourage the use of non-traditional client loan qualifying and loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification;
- Conduct public outreach regarding availability of housing and housing assistance including translation of housing application materials into Spanish, and maintains bi-lingual staff in order to assist applicants and clients who are not English-proficient;
- Support local Continuum of Care efforts for homeless populations and provides ongoing support and technical assistance to the Texarkana Homeless Coalition;
- Work with local agencies that provide financial case management and credit counseling;
- Researching the possibility of adopting a Fair Housing ordinance to ensure that fair housing options are available to its citizens.

SP-60 Homelessness Strategy – 91.215(d)

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

The City continues to take a leadership role in the Texarkana Homeless Coalition and has been an integral part of the Continuum of Care (CoC) Process. The Texarkana Homeless Coalition is part of the Texas Balance of State CoC but maintains a local planning process to identify local needs, priorities and goals to assist homeless families and individuals in Texarkana. The CoC was developed through a planned process in conjunction with the City, the Texas Homeless Network and local housing and service providers and is based upon historical data, surveys, and the knowledge of the many different providers' staff. The City worked closely with coalition members to conduct a point in time count for sheltered and unsheltered homeless, subpopulation groups, and identify gaps and needs for housing and supportive services.

The City's primary goal is to assist non-profit agencies in expanding and enhancing their access to available HUD Continuum of Care and Emergency Solutions Grant funding. Within this priority are five major strategies:

- To enhance collaboration between homeless providers and other supportive service agencies through consultant support of the operation of the Texarkana Homeless Coalition;
- To coordinate resources in the community for the expansion and enhancement of a multi-county and multi-state Continuum of Care system;
- To assist in the prevention of homelessness through the use of housing rehabilitation and reconstruction to help prevent homelessness;
- To collaborate with the Texarkana Homeless Coalition and assist in the development of housing alternatives for homeless persons; and
- To continue collaboration with Texarkana Homeless Coalition through their participation in the Texas Balance of State Continuum of Care and the development of permanent supportive housing programs for chronically homeless individuals and families.

The City provided the following to the Texarkana Homeless Coalition in PY11:

- Attended monthly Texarkana Homeless Coalition meetings and provided technical and consultation support in the development of the Coalition's 5-Year Plan to End Homelessness.
- Assisted with Point-in-Time Homeless Count for Texarkana, Texas in January, 2011 in conjunction with the Texas Balance of State CoC count. This "Shelter & Housing Inventory Point-In-Time" count was conducted in January 2012 and included an update of the current emergency, transitional housing and permanent supportive housing inventory continuum of care inventory, as well as those under development. Specifically, the definitions used for survey

purposes were: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. Homeless subpopulations were tallied for “sheltered” persons in each category.

- Serves as the fiscal agent for the SHP grant.

In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person’s “usual geographic location”. Unmet housing needs were agreed upon by the Coalition members using the data obtained from the count and housing and supportive services staff also provided information on the unmet needs that exist within their target population.

- Serving as the fiscal agent for a Supportive Housing Program Grant (\$907,635) on behalf of the Texarkana Friendship Center and Domestic Violence Prevention, two members of the Coalition, to implement a transitional housing program in Texarkana.

Addressing the emergency and transitional housing needs of homeless persons

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.

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

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

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

There are approximately 11,000 housing units built in the City of Texarkana prior to 1980. As such, those units exhibit a higher probability of containing lead paint hazards than those constructed since that time. Of the older units, 8,000 are occupied and the remainder (3,500) are either vacant or have been demolished. Assuming a proportionate distribution of housing by tenure through all income levels, approximately 4,750 of these housing units are being occupied by extremely low, low, and moderate-income families.

Southwest Texarkana's residential area is filled with older housing stock. In addition, populations living at 80% MFI or below are more likely to live in sub-standard housing and have other risk factors that increase the risk of lead poisoning, including poor nutrition, older housing with children less than 6 years of age, and higher levels of exposure to lead dust due to poor cleanliness.

The City of Texarkana will continue to focus on two areas during the 2013-2017 program years to evaluate and reduce lead-based paint hazards:

Provide extensive training for the City's Code Enforcement, Inspection and Demolition Departments on recognizing lead based paint and other contaminants that may be present in older housing stock; By following the State of Texas' goal to eliminate lead poisoning in children less than 72 months of age, the City will increase the availability of information concerning lead-based paint for the general public through partnering with the Texarkana Bowie County Family Health Center by using brochures, posters, etc. and through electronic media, including television commercials and the City website. The information will cover the importance of being informed on sources of lead exposure, including lead paint hazards and where to get assistance; The City will continue to pursue lead-based paint evaluation and reduction through housing demolition activities proposed.

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

Housing identified as having lead hazards are targeted for abatement and remediation to make the housing stock lead-safe. Removing all lead-based paint from every house within the City of Texarkana is not an economically feasible or realistic goal. However, the City addresses this issue through disseminating printed information concerning lead-based paint hazards to all residents in our housing rehabilitation/reconstruction program. Additionally, the City's housing rehabilitation/reconstruction contractors are certified and/or have received training in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures and rehabilitation/reconstruction activities. The City also ensures compliance with lead hazard reduction requirements when CDBG funding is used to acquire and/or renovate existing buildings for housing. The City includes language in all sub recipient contracts identifying all lead regulations and procedures for notification and remediation.

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

The City's housing policies and procedures reflect the goals enumerated in the CDBG plan.

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

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

As detailed throughout this document regarding the priority needs identified by the City, and the goals and objectives established to address those needs, the City hopes to reduce the number of poverty-level families by targeting CDBG and other federal, state and local funds to projects that will provide services to foster self-sufficiency, in conjunction with the provision of housing, shelter and other public facilities. The overriding goal of the City is to provide the environment and tools necessary to enable all city residents to realize a greater degree of economic stability.

The City's Anti-Poverty Strategy Includes:

Collaborating with local college and community supportive service providers to provide access to information on:

- Job skills training
- Employment opportunities
- Financial management training

Apply to Federal and State grant funding programs to provide:

- Down-payment and closing cost assistance
- Housing Reconstruction and Emergency housing repairs
- Job Training
- Business start-up
- Commercial property assessment and cleanup

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

The goals, programs, and policies in this plan are targetted to low and moderate income individuals, to distressed areas, and to assisting other agencies that also seek to ammeliorate poverty in the region.

SP-80 Monitoring – 91.230

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

The PCD Department is responsible for establishing fundability then monitoring all other projects and activities that are funded by CDBG and other federal and state agencies. In the beginning of each program year, the PCD Department develops an Annual Monitoring Plan/Schedule for all projects and activities.

This plan is derived by conducting a risk assessment analysis on all projects and activities included in the Action Plan and takes into consideration HUD's requirements for post-completion monitoring such as minimum-use period, affordability, income eligibility, and housing quality standards requirements. A risk assessment is a qualitative analysis of certain risk factors that helps determine the relative compliance and performance risk for a specific project or activity. The objective of the risk assessment is to allocate a larger share of monitoring resources to those program functions posing the highest risk. The risk factors considered include program/project complexity; level of funding; sub recipient, public agency or project sponsor capacity; quality of existing reporting documentation; and whether there is a history of compliance issues.

All projects administered by PCD undergo annual desk reviews as well as periodic reviews when reimbursement is requested. When these activities involve construction, PCD staff members perform a physical inspection of the work that has been completed and reviews the Davis Bacon documentation prior to any payment, if applicable. On-site monitoring visits are conducted in accordance with the Annual Monitoring Plan/Schedule. The City of Texarkana understands the importance of performing a periodic self-evaluation with respect the goals and objectives outlined in the Consolidated Plan as well as the activities included in each Action Plans. The purpose of this review is to ensure long-term compliance with program and comprehensive planning requirements.

The core component of the City's structure for program monitoring is the Integrated Disbursement and Information System (IDIS). In this system, all CDBG funded projects can be reviewed in report format to track the timely expenditure of funds as well as overall program performance. The City must ensure that all program funds are expended in a timely manner. Each program's definition of timeliness is provided below. A grantee is considered to be timely, "if 60 days prior to the end of the grantee's program year, the balance in its line-of-credit does not exceed 1.5 times the annual grant."

The primary means of assessing program performance is through the development of the Consolidated Annual Performance and Evaluation Report (CAPER) at the end of each program year. The information that is provided in this report allows the City and HUD to review the overall program performance. The

performance measurement system clearly demonstrates whether the City has met the annual goals and objectives and whether the City is on target to meet the five-year goals and objectives.

The second layer of program performance is provided through a periodic review by the City's Internal Audit Department as well as an annual review by independent external auditors. The information that is obtained from these audits is evaluated and often incorporated as revisions to the City's policies and procedures.

The final layer of monitoring is through citizen participation. PCD staff gives presentations at community meetings during the year throughout the City to discuss community needs and activities that are underway to meet those needs. An overview of how CDBG funds are being utilized and what is being accomplished is also presented.

Expected Resources

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

Introduction

The City of Texarkana, Texas will use every funding source available to meet the housing, economic development, and social services needs of the residents of the city. The table below list some of the funding sources the City has already secured or for which the City will apply.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	285,999	2,500	517,866	806,365	806,365	Expected Amount Available based on yearly allocation plus program income times four years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 108	public - federal	Economic Development Housing Public Improvements	1,429,000	0	0	1,429,000	1,429,000	The City has been awarded Section 108 Loans funds to bolster redevelopment in downtown. Plans are to rehabilitate a downtown historic structure into Hotel Grim Lofts and make twenty low/mod housing units available.
Supportive Housing Program	public - federal	Housing Other	450,000	0	0	450,000	1,800,000	The City acts as fiscal agent to support Domestic Violence Prevention's Supportive Housing Program which provides housing and supportive services to victims of domestic violence and their families.
Other	public - state	Housing	320,000	0	0	320,000	1,280,000	The City will seek funding from TDHCA for housing reconstruction on 10 houses.
Other	public - state	Public Improvements Public Services	20,000	0	0	20,000	0	The City will apply to the Texas Department of State Health Services for assistance for the Texarkana-Bowie County Department.
Other	public - local	Housing Public Services Other	16,000	0	0	16,000	52,000	The City intends to contribute labor/services for homeless services, prevention and outreach, especially in support of the Homeless Coalition and applications for funding.

Consolidated Plan

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Table 54 - Expected Resources – Priority Table

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

The City recognizes the importance of leveraging resources. It is estimated that these community development projects will bring \$1.75 in private resources spent in the local economy for each grant dollar invested. Moreover, most of the projects will require substantial private investments at a 9 to 1 ratio. Matching requirements will be met by in-kind donations of labor and/or materials.

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

Publically owned land or property located within the jurisdiction includes housing lots owned by the city, city parks, and scattered properties located in downtown. This property may be used to promote economic development, provide support for homeless programs, and/or affordable housing in Texarkana, Texas. Additionally, publicly owned land may also be used to support public health activities, infrastructure and public services, promoting livability and sustainability within the jurisdiction.

Discussion

The City expects to use CDBG funding as a leveraging tool to support community and economic development within the jurisdiction.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Domestic Violence Prevention Supportive Housing	2013	2017	Homeless Non-Homeless Special Needs		Aff. Housing Rental Assistance Homelessness Emergency Shelter Non-Housing - Public Services	Supportive Housing Program: \$450,000	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Housing for People with HIV/AIDS added: 2 Household Housing Unit
2	Home Buyer Assistance	2016	2017	Affordable Housing		Aff. Housing	CDBG: \$20,000	Direct Financial Assistance to Homebuyers: 2 households assisted
2	CDBG Revolving Loan Fund	2016	2017	Non-Housing Community Development	Downtown Area	Non-H - Economic Development	CDBG: \$0	Facade treatment/business building rehabilitation: Jobs created/retained: Businesses assisted:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Reconstruction	2016	2017	Affordable Housing	Beverly Community Revitalization	Aff. Housing Rehabilitation- Existing Units Aff. Housing Production of New Units	CDBG: \$80,000	Homeowner Housing Rehabilitated: 8 Household Housing Units
4	Evaluate and Reduce Lead Paint Hazards	2013	2017	Affordable Housing		Aff. Housing Rehab-Existing Units Lead Paint	General Fund: \$3,000	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
5	Rental Assistance Information Dissemination	2013	2017	Affordable Housing Public Housing		Aff. Housing Rental Assistance	General Fund: \$1,000	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
6	Public Facilities and Parks	2013	2017	Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Facilities Parks Improvements	CDBG: \$93,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Services - Health Department	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Non-H - Public Improvements & Infrastructure Non-Housing - Public Services	Texas DSHS: \$20,000 CDBG: \$42,899	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
8	Homelessness Emergency Shelter	2013	2017	Homeless		Homelessness Emergency Shelter	CDBG: \$40,000	Homeless Person Overnight Shelter: 200 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds
9	Homelessness Prevention	2013	2017	Homeless Non-Homeless Special Needs		Homelessness Prevention	CDBG: \$20,000	Homelessness Prevention: 50 Persons Assisted
10	Homelessness Outreach	2013	2017	Homeless Non-Homeless Special Needs		Homelessness Outreach Homelessness Prevention	General Fund: \$4,000	Homeless Person Overnight Shelter: 100 Persons Assisted Homelessness Prevention: 20 Persons Assisted
11	Section 108 Loan Program for Economic Development	2016	2017	Affordable Housing Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing	Section 108: \$1,429,000	Facade treatment/business building rehabilitation: 1 Business Rental units constructed: 92 Low/Mod rental units constructed: 20 Household Housing Unit Jobs created/retained: 3 Jobs Businesses assisted: 1

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Section 108 Loan Program for Economic Development – Prepayment on \$1,429,000 Loan balance	2016	2017	Affordable Housing Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing	CDBG: \$512,265	Facade treatment/business building rehabilitation: 1 Business Rental units constructed: 92 Low/Mod rental units constructed: 20 Household Housing Unit Jobs created/retained: 3 Jobs Businesses assisted: 1

12	Administer the CDBG Program	2016	2017	Administration	Downtown Area Beverly Community Revitalization	Aff. Housing Rehabilitation- Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing	CDBG: \$57,699	Other: 1 Other
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Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Domestic Violence Prevention Supportive Housing
	Goal Description	Continue as Fiscal Agent for Domestic Violence Prevention's Supportive Housing Program
2	Goal Name	Home Buyer Assistance
	Goal Description	Provide down payment assistance to low/mod households.
3	Goal Name	CDBG Revolving Loan Fund
	Goal Description	Provide low-cost loans to property owners in downtown for facade improvements and/or other necessary improvements for commercial business viability.
4	Goal Name	Housing Reconstruction
	Goal Description	Promote the availability of City operated owner-occupied housing assistance programs through the media; Solicit applications for assistance from low income residents; Conduct applicant screening and approval; Provide home-buyer education counseling and assistance; Facilitate reconstruction of single-family properties. Funding Sources: City of Texarkana, CDBG, TDHCA, Non-profit Agencies, Private Sector Lenders, Lender Incentives, City-wide Annual Target Areas (Census Tracts 104, 105, 106) Downtown and Beverly Neighborhoods
5	Goal Name	Evaluate and Reduce Lead Paint Hazards
	Goal Description	• Provide information and education to the public, re: lead risks • Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning • Develop technical capacity with staff City of Texarkana, CDBG; Non-profit agency, Texarkana Bowie County Health Dept., local hospitals, Housing Authority
6	Goal Name	Rental Assistance Information Dissemination
	Goal Description	Provide distressed families with information on obtaining rental assistance via web, public access channel, in office, and through partner agencies.

7	Goal Name	Public Facilities and Parks
	Goal Description	Provide improvements for usability and accessibility for public facilities and parks.
8	Goal Name	Public Services - Health Department
	Goal Description	Provide assistance to the Texarkana-Bowie County Family Health Center to ensure health services are available to low and moderate income persons.
9	Goal Name	Public Improvements and Infrastructure
	Goal Description	Provide public improvements and infrastructure in distressed and/or low/mod areas. Focus will be on Target Areas. The City will provide ADA specified improvements at the Beverly Community Center to insure persons with disabilities have full access to all services provided at the center. Other improvements may include water/sewer lines, sidewalks, trails, bike lanes, streetlights, communal spaces, flood control, rain gardens, and/or community garden spaces. May also include code enforcement and foreclosed property care.
10	Goal Name	Homelessness Emergency Shelter
	Goal Description	Assist Randy Sams Shelter for application to Emergency Shelter Grant for essential rehabilitation on facility and expansion to provide shelter and care for families.
11	Goal Name	Homelessness Prevention
	Goal Description	Provide grants development support to organizations that provide services to homeless and special needs individuals. Provide easy access to information for supportive service organizations that provide services to homeless and special needs individuals Attend and participate in Texarkana Homeless Coalition meetings. Host trainings and meetings for the Texarkana Homeless Coalition, providing meeting space, food, and administrative services required for the meetings. Provide consultant and technical services toward writing a Continuum of Care for the Texarkana Homeless Coalition. Apply to the State of Texas' ESG, HOPWA and SHP programs for funding to provide housing for the homeless and special needs individuals.
12	Goal Name	Homelessness Outreach
	Goal Description	Outreach to potentially homeless and homeless individuals to ensure awareness of shelters and services. Outreach to public agencies as distributors of information.

13	Goal Name	Section 108 Loan Program for Economic Development
	Goal Description	Section 108 Loan Program to make low cost loans available for development of mixed use properties Downtown. The City will use these loan funds to assist with rehabilitation of a downtown historic structure into Hotel Grim Lofts that will provide 20 low/mod housing units.
14	Goal Name	Section 108 Loan Program for Economic Development-Prepayment
	Goal Description	CDBG funds will be used to pre-pay \$512,265 pf the \$1,429,000 balance pm the City's Section 108 loan. Loan funds used to provide 20 low/mod housing units in the Hotel Grim Lofts in downtown Texarkana.
15	Goal Name	Administer the CDBG Program
	Goal Description	Administer the CDBG program.

Projects

AP-35 Projects – 91.220(d)

Introduction

In this section of the CDBG Annual Plan, the City of Texarkana, Texas provides a summary of the eligible program and/or activities that will take place during the program to address the priority needs and specific objectives identified in the Strategic Plan. Eligible programs and activities are referred to as "Projects."

Projects

#	Project Name
1	SHP Supportive Housing Program/CoC Transitional Housing Program
2	Home Buyer Assistance Program
3	Revolving Loan Fund
4	Housing Reconstruction
5	Evaluate and Reduce Lead Paint Hazards
6	Rental Assistance Information
7	Public Facilities and Parks
8	Public Services - Health Department
9	Public Improvements and Infrastructure
10	Homelessness Emergency Shelter Assistance
11	Homelessness Prevention
12	Homeless Outreach
13	Section 108 Loans for Economic Development
14	Section 108 Loan Program - Prepayment
15	CDBG Program Administration

Table 56 – Project Information

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

Priorities selected as High or Low Priority Goals and Projects were identified through analysis of local need, market analysis, consultation with local, state, and federal agencies and citizen participation. High Priority projects will receive funding through CDBG funds. Funding for Low Priority Goals and Projects comes from sources other than CDBG. The greatest obstacle to addressing underserved needs is obviously funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	SHP Supportive Housing Program/CoC Transitional Housing Program
	Target Area	
	Goals Supported	Domestic Violence Prevention and Texarkana Friendship Center Supportive Housing/CoC Transitional Housing Programs
	Needs Addressed	Aff. Housing Rental Assistance Homelessness Prevention
	Funding	Supportive Housing Program: \$450,000
	Description	Act as fiscal agent for the Domestic Violence Prevention's and Texarkana Friendship Center's Supportive/Transitional Housing Program SHP grant.
	Planned Activities	Act as fiscal agent for the Domestic Violence Prevention's and Texarkana Friendship Center's Supportive/Transitional Housing Program SHP grant.
2	Project Name	Home Buyer Assistance Program
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$20,000
	Description	Provide down payment assistance for low/mod households.
	Planned Activities	Provide down payment assistance for two low/mod households. The City will work with Housing Authority and local lenders to qualify applicants for the program.

3	Project Name	Revolving Loan Fund
	Target Area	Downtown Area
	Goals Supported	CDBG Revolving Loan Fund
	Needs Addressed	Non-H - Economic Development
	Funding	CDBG: \$100,000
	Description	Provide revolving loans to private businesses for economic development in target areas.
	Planned Activities	Provide loans to qualified property owners for rehabilitation of commercial or residential property in downtown Texarkana.
4	Project Name	Housing Reconstruction
	Target Area	Beverly Community Revitalization
	Goals Supported	Housing Reconstruction
	Needs Addressed	Aff. Housing Rehabilitation-Existing Units
	Funding	CDBG: \$148,000 TDHCA: \$320,000
	Description	Reconstruction of housing for low and moderate income homeowners.
	Planned Activities	Housing Reconstruction of units for low and moderate income units. Housing rehabilitation funds for housing repairs for low and moderate income households.
5	Project Name	Evaluate and Reduce Lead Paint Hazards
	Target Area	Downtown Area Beverly Community Revitalization
	Goals Supported	Evaluate and Reduce Lead Paint Hazards

	Needs Addressed	Aff. Housing Rehab-Existing Units Lead Paint
	Funding	General Fund: \$3,000
	Description	Provide information and education to the public, re: lead risks; Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning; Develop technical capacity with staff.
	Planned Activities	Provide information and education to the public, re: lead risks; Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning; Develop technical capacity with staff.
6	Project Name	Rental Assistance Information
	Target Area	
	Goals Supported	Rental Assistance Information Dissemination
	Needs Addressed	Aff. Housing Rental Assistance
	Funding	General Fund: \$1,000
	Description	The City will disseminate information to assist persons and households to obtain affordable housing, housing assistance, and/or homelessness prevention information.
	Planned Activities	The City will disseminate information to assist persons and households to obtain affordable housing, housing assistance, and/or homelessness prevention information.
7	Project Name	Public Facilities and Parks
	Target Area	Downtown Area Beverly Community Revitalization
	Goals Supported	Public Facilities and Parks
	Needs Addressed	Non-H - Public Facilities Parks Improvements
	Funding	CDBG: \$20,191
	Description	Improvements to public facilities and parks in target areas.

	Planned Activities	Provide improvements to public facilities and parks to improve safety, usability, and accessibility in target areas.
8	Project Name	Public Services - Health Department
	Target Area	
	Goals Supported	Public Services - Health Department
	Needs Addressed	Non-Housing - Public Services
	Funding	Texas DSHS: \$20,000 CDBG: \$42,899
	Description	Improvements to health department facilities.
	Planned Activities	The City intends to assist the Health Department to secure funding through DSHS for improvements to the public health facility in order to improve services there. The City will use CDBG funds in working with homeless providers, health department, community college, neighborhood organizations, employers of low/mod persons, and owners of micro-businesses to provide public service benefits.
9	Project Name	Public Improvements and Infrastructure
	Target Area	Downtown, Beverly
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-H – Public Improvements and Infrastructure
	Funding	CDBG: \$97,556

	Description	Provide public improvements and infrastructure in distressed and/or low/mod areas. Focus will be on Target Areas. The City will provide ADA specified improvements at the Beverly Community Center to insure persons with disabilities have full access to all services provided at the center. Other improvements may include water/sewer lines, sidewalks, trails, bike lanes, streetlights, communal spaces, flood control, rain gardens, and/or community garden spaces. May also include code enforcement and foreclosed property care.
	Planned Activities	Provide public improvements and infrastructure in distressed and/or low/mod areas. Focus will be on Target Areas. The City will provide ADA specified improvements at the Beverly Community Center to insure persons with disabilities have full access to all services provided at the center. Other improvements may include water/sewer lines, sidewalks, trails, bike lanes, streetlights, communal spaces, flood control, rain gardens, and/or community garden spaces. May also include code enforcement and foreclosed property care.
10	Project Name	Homelessness Emergency Shelter Assistance
	Target Area	
	Goals Supported	Homelessness Emergency Shelter
	Needs Addressed	Homelessness Emergency Shelter
	Funding	General Fund: \$4,000
	Description	Assistance for fund development for emergency shelter including participation in Homeless Coalition.
	Planned Activities	The City plans to assist the Homeless Coalition and Randy Sams Homeless shelter to research and apply for grants and will participate on the Coalition; contributions of personnel costs through the City's General Fund.
11	Project Name	Homelessness Prevention
	Target Area	
	Goals Supported	Homelessness Prevention
	Needs Addressed	Homelessness Prevention
	Funding	General Fund: \$4,000

	Description	Assistance for homelessness prevention programs through funding for grant management programs.
	Planned Activities	The City intends to contribute personnel resources paid for through General Fund to the Homeless Coalition and to support Randy Sams Homeless Shelter through implementation of the eCivis software.
12	Project Name	Homeless Outreach
	Target Area	
	Goals Supported	Homelessness Outreach
	Needs Addressed	Homelessness Prevention
	Funding	General Fund: \$4,000
	Description	Provide Outreach to homeless persons to assist them in receiving services, shelter, and housing.
	Planned Activities	
13	Project Name	Section 108 Loans for Economic Development – Hotel Grim Lofts
	Target Area	Downtown Area
	Goals Supported	Section 108 Loan Program for Economic Development
	Needs Addressed	Aff. Housing Production of New Units Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing
	Funding	Section 108: \$1,429,000
	Description	Section 108 Loan Program to make low cost loans available for development of mixed use properties Downtown. The City will use these loan funds to assist with rehabilitation of a downtown historic structure into Hotel Grim Lofts that will provide 20 low/mod housing units.

	Planned Activities	Section 108 Loan Program to make low cost loans available for development of mixed use properties Downtown. The City will use these loan funds to assist with rehabilitation of a downtown historic structure into Hotel Grim Lofts that will provide 20 low/mod housing units.
14	Project Name	Section 108 Loans for Economic Development – Hotel Grim Lofts
	Target Area	Downtown Area
	Goals Supported	Section 108 Loan Program for Economic Development - Prepayment
	Needs Addressed	Aff. Housing Production of New Units Non-H - Public Improvements & Infrastructure Non-H - Economic Development Aff. Housing
	Funding	CDBG: \$512,265
	Description	Prepayment of \$512,265 on \$1,429,000 Section 108 loan
	Planned Activities	CDBG funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City's Section 108 loan. Loan funds used to provide 20 low/mod housing units in the Hotel Grim Lofts in downtown Texarkana.
14	Project Name	CDBG Program Administration
	Target Area	Downtown Area Beverly Community Revitalization

	Goals Supported	Domestic Violence Prevention Supportive Housing CDBG Revolving Loan Fund Housing Reconstruction Evaluate and Reduce Lead Paint Hazards Rental Assistance Information Dissemination Public Facilities and Parks Public Services - Health Department Homelessness Emergency Shelter Homelessness Prevention Homelessness Outreach Section 108 Loan Program for Economic Development Administer the CDBG Program
	Needs Addressed	Aff. Housing Rehabilitation-Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing
	Funding	CDBG: \$57,699
	Description	Administer the CDBG program
	Planned Activities	Administer the CDBG program.

Table 57 – Project Summary

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

Texarkana has many safe, affordable, and livable neighborhoods. However, some areas of the city have increasingly become areas where housing and social problems are concentrated, areas where poverty and lack of decent housing exacerbate other social issues. These are areas where with multiple housing problems and a concentration of abandoned, substandard housing are havens for criminal activity, depriving decent citizens of peace of mind and property value. Concentration is here defined as 44% percent or more of the housing stock in an area of 2 or more adjacent block groups with households experiencing more than one of the Four Housing Problems. (Lacking complete kitchens, lacking complete plumbing, more than one person per room, and/or paying 30% or more of household income for housing.)

The Beverly Community in Texarkana, Texas has significant housing and poverty issues. As such, the City has designated the Beverly Neighborhood as a priority local Target Area. The downtown area has few affordable housing opportunities for people wanting to live in the downtown area. Many of the residential structures in the Downtown - 7th Street Corridor are substandard or substandard with significant rehabilitation potential.

In areas of minority and/or low-income concentration, housing values are generally much lower than the city as a whole, crime rates are higher, and there are fewer opportunities for employment. Both the Beverly neighborhood and downtown are prime examples of areas where minority and low income concentration pose significant challenges to redevelopment and the goal associated with providing safe, suitable, livable communities for everyone.

The City's designation of the Beverly Neighborhood as a local Target Community is based on the concentrations of poverty, minorities, abandoned and/or substandard housing, and high numbers of households with one or more of the Four Housing Problems or Four Severe Housing Problems. In many ways, Beverly is similar to other neighborhoods in Texarkana, in that these social and market factors have depressed the neighborhoods making them unattractive to developers. These neighborhoods cost the city in lost property taxes and increase police, fire, and environmental services. Estimates of the number of abandoned, substandard properties suggest that one in six homes have been boarded up in the Beverly community.

The City has an extensive network of parks, schools, churches, shopping, and social service organizations located throughout the city. The City's partnership with the T-Line public transportation system has resulted in transportation availability in most neighborhood in the city. Only one park exists in the Beverly community. The park is located on a flood plain and cannot be updated using state or federal funding. Other community assets include grocery stores, employment opportunities, and Texarkana

Community College.

Substantial strategic opportunities exist in both the Beverly Neighborhood and in Downtown Texarkana with an appropriate level of commitment of resources to remove barriers and create incentives for redevelopment and economic opportunities benefitting the entire city. Consequently, 80% of CDBG funds will be spent in the target areas, with an even split between the two.

Geographic Distribution

Target Area	Percentage of Funds
Downtown Area	40
Beverly Community Revitalization	40

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Reductions in federal funding are felt across the country. In Texarkana, HUD's new funding allocation formulas resulted in the loss of nearly 25% of the CDBG budget. Texarkana's experience with targeting resources in the Rosehill neighborhood and the attraction of private capital there, resulted in neighborhood transformation. Consequently, the City concluded that the best way to maximize the CDBG budget would be to concentrate on specific areas for improvement in housing and living conditions that would have the most return on investment. Citizens of Texarkana and the duly elected City Council chose, by City Ordinance, to focus City resources in Downtown and the Beverly community, with the expectation that the funds expended there would provide the greatest benefit the City.

Discussion

Target Areas are central to Texarkana's plan to improve both the Downtown/7th Street Corridor and the Beverly Heights Community. . The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City works with many partner agencies, non-profits, and churches to provide housing and services to extremely-low to moderate-income people. Rental assistance, supportive housing, homelessness and homelessness prevention are of primary concern. The City of Texarkana has committed to continuing the collaborative partnerships with these agencies to ensure the maximum number of families and individuals will receive the assistance they need for suitable housing and shelter.

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	300
Special-Needs	300
Total	900

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,000
The Production of New Units	5
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	1,010

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

Some of the outcomes listed above will be funded through assistance to homeless shelters, supportive housing programs, and the Housing Authority of Texarkana, Texas (HATT).

AP-60 Public Housing – 91.220(h)

Introduction

The City of Texarkana, Texas plans to carry out several activities supporting public housing in the course of the program year covered by this Action Plan. The City works closely with HATT, the Housing Authority of Texarkana, Texas. Over the course the past five years, HATT has transformed the Rosehill Neighborhood and the experience of living in public housing for many low-income individuals with the assistance of the Hope VI award. That program ends September 30, 2013. Never the less, HATT and the City are committed to revitalizing the neighborhoods and public housing of Texarkana.

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

The City will continue to work with HATT to expand the number of units available to individuals and families in need of public housing and to provide more Section 8 properties within the jurisdiction. The City will provide citizens with access to Fair Housing information, rental assistance programs, and economic and educational opportunities for improving self-sufficiency. Also, the City recognizes that home ownership increases housing and neighborhood stability. Consequently, the City will assist HATT with its home ownership opportunity programs.

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

Information provided to public housing residents will include encouragement for participation in management and homeownership.

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

HATT is an exemplary public housing authority and is not designated as troubled.

Discussion

The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

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

Introduction

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Discussion

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

Introduction:

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of Median Family Income (MFI). An analysis of these factors has aided the City in developing programs that reduce the adverse affects of these constraints on the supply and cost of housing.

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

The Analysis of Impediments indicated no significant institutional barriers to affordable housing exist in Texarkana. Pre-development, building permit and inspection expenses are average in terms of housing construction and renovation costs.

To maintain the City's commitment to prevent barriers to affordable housing the City will:

- Maintain flexibility in zoning and building requirements when appropriate to allow for infill housing development and to provide technical assistance to developers of affordable housing. Posters & literature displayed and made available at city office buildings, utility building, and the public library;
- Monitor city-sponsored projects for equal access and compliance of the Fair Housing Act and Building Dept. officials monitors code compliance to Fair Housing standards;
- Hold periodic Public Hearings providing information and requesting public comment on fair housing or related issues ;
- Provide homebuyer and homeowner education, including fair housing information, was provided by the city and other local housing services providers;
- Conduct outreach efforts to for-profit and non-profit builders and developers through funding and technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis;
- Maintain an Affirmative Marketing Plan to directly market newly-developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders and home builders to encourage the use of non-traditional client loan qualifying and loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification;
- Conduct public outreach regarding availability of housing and housing assistance including translation of housing application materials into Spanish, and maintains bi-lingual staff in order

- to assist applicants and clients who are not English-proficient;
- Support local Continuum of Care efforts for homeless populations and provides ongoing support and technical assistance to the Texarkana Homeless Coalition;
- Work with local agencies that provide financial case management and credit counseling;
- Researching the possibility of adopting a Fair Housing ordinance to ensure that fair housing options are available to its citizens.

Discussion:

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

The City of Texarkana, Texas has not identified any public policies that serve as barriers to affordable housing, and therefore did not need to develop strategies to remove or lessen negative effects that serve as barriers to affordable housing. However, the City has identified the following other general barriers to affordable housing:

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Action Plan addresses the planned actions of the City of Texarkana, Texas to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institution structure; and
- Enhance coordination.

In addition, the City identifies obstacles to meeting underserved needs and proposes actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

- Provide support to organizations that provide services to homeless and special needs individuals
- Provide financial support to organizations that provide services to homeless and special needs individuals.
- Provide easy access to information for supportive service organizations that provide services to homeless and special needs individuals

Actions planned to foster and maintain affordable housing

- Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents
- Promote the availability of City operated owner-occupied housing assistance programs through the media
- Solicit applications for assistance from low income residents
- Conduct applicant screening and approval
- Provide home-buyer education counseling and assistance
- Facilitate reconstruction of single-family properties

Actions planned to reduce lead-based paint hazards

- Provide information and education to the public, re: lead risks
- Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at

- risk for lead poisoning
- Develop technical capacity with staff

Actions planned to reduce the number of poverty-level families

- Pursue economic development of Downtown and Beverly communities
- Work with the Chamber of Commerce to bring jobs to low- and moderate-income families

Actions planned to develop institutional structure

- Implement eCivis grants research, writing, and reporting software project to build institutional capacity
- Improve coordination with Public Services Department to address flood zone management in low-mod income communities
- Establish communication and reporting protocols with police, fire, and emergency services to obtain regular statistical reporting and provide first-line professionals with homelessness services information

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

- Actively participate in Continuum of Care/Homeless Coalition
- Assist with Homeless Point-in-Time Homeless Count

Discussion:

The City of Texarkana recognizes the challenges to fostering and maintaining affordable housing, evaluating and reducing lead-based paint hazards, reducing the number of poverty-level families, developing institution structure, enhancing coordination, and addressing underserved needs. The City's Target Area approach to implementing programs and providing services to low-moderate income families will ensure that all fundamental goals of the program will be met. This Action Plan is consistent with HUD's Mission to create strong, sustainable, inclusive communities and quality affordable homes for all; strengthening the housing market to bolster the economy and protect consumers; meeting the need for quality affordable rental homes: utilizing housing as a platform for improving quality of life and building inclusive and sustainable communities free from discrimination. The City will work with the Housing Authority and local lenders to qualify applicants for the Home Buyer Assistance Program to provide down payment assistance to two low/mod households. The Housing Rehabilitation Program will assist eight low/mod households with housing repairs to improve living conditions. The City was awarded Section 108 Loan Funds that will be used to rehabilitate a downtown structure into Hotel Grim Lofts and will make twenty low/mod housing units available.

Program Specific Requirements

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

Introduction:

This section address the program-specific requirements for the Annual Action Plan. The Consolidated Plan Final Rule contains requirements regarding this section of this CDBG Action Plan.

All program income that will have been received before the start of the next program year will have been reprogrammed. The City has no Section 108 loans, urban renewal settlements, or float funded activities. No grant funds will have been returned to the line of credit for which the planned use has not been included in a prior statement or plan. The City does not expect to use any funds for urgent need activities.

The City of Texarkana, Texas estimates that 70% of program funds will be used for activities that benefit persons of low and moderate income over a consecutive period of three years, years 2013-2015 including the year covered by this Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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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.

70.00%

Discussion:

The City of Texarkana, Texas does not receive HOME funds. The City expects that all program income will have been programmed and that Section 108 Loan proceeds will be received in the appropriate program year.

Additionally, the City expects no surplus funds from urban renewal settlements, grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan., and no income from float-funded activities.

Seventy percent of CDBG funds will be used for activities that benefit persons of low and moderate income, with an Overall Benefit calculated over a period of three consecutive years to determine that the minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.



City of Texarkana, Texas 2016 Annual Action Plan

(DRAFT AMENDMENT 2/15/2017)

The Annual Action Plan for the City of Texarkana, Texas
Community Development Block Grant Program
Prepared in Accordance with the
United States Department of Housing and Urban Development's Planning
Requirements

Executive Summary

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

1. Introduction

This Annual Action Plan is effective October 1, 2016 through September 30, 2017. The Annual Action Plan is required by the U.S. Department of Housing and Urban Development in order for the City of Texarkana, Texas to receive federal housing and community development funds under the Community Development Block Grant (CDBG) program.

The overall goals of the City's program have been created according to HUD's established objectives. They are designed to develop viable urban communities principally for low- and moderate-income persons with household incomes at or below 80% of Median Family Income by

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities.

The statutes for the CDBG grant programs set forth three basic goals against which the plan and the jurisdiction's performance under the plan will be evaluated by HUD. These statutory program goals are:

DECENT HOUSING

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retaining the affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

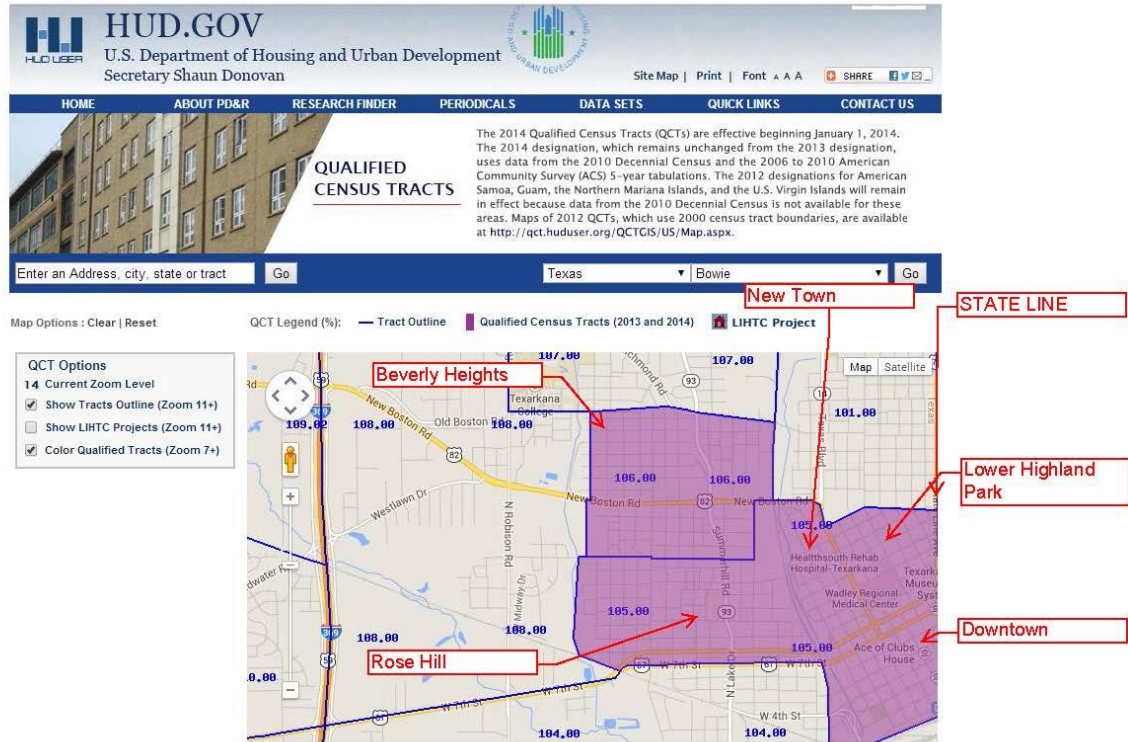
A SUITABLE LIVING ENVIRONMENT

- improving the safety and livability of neighborhoods; eliminating blighting influences and the deterioration of property and facilities;

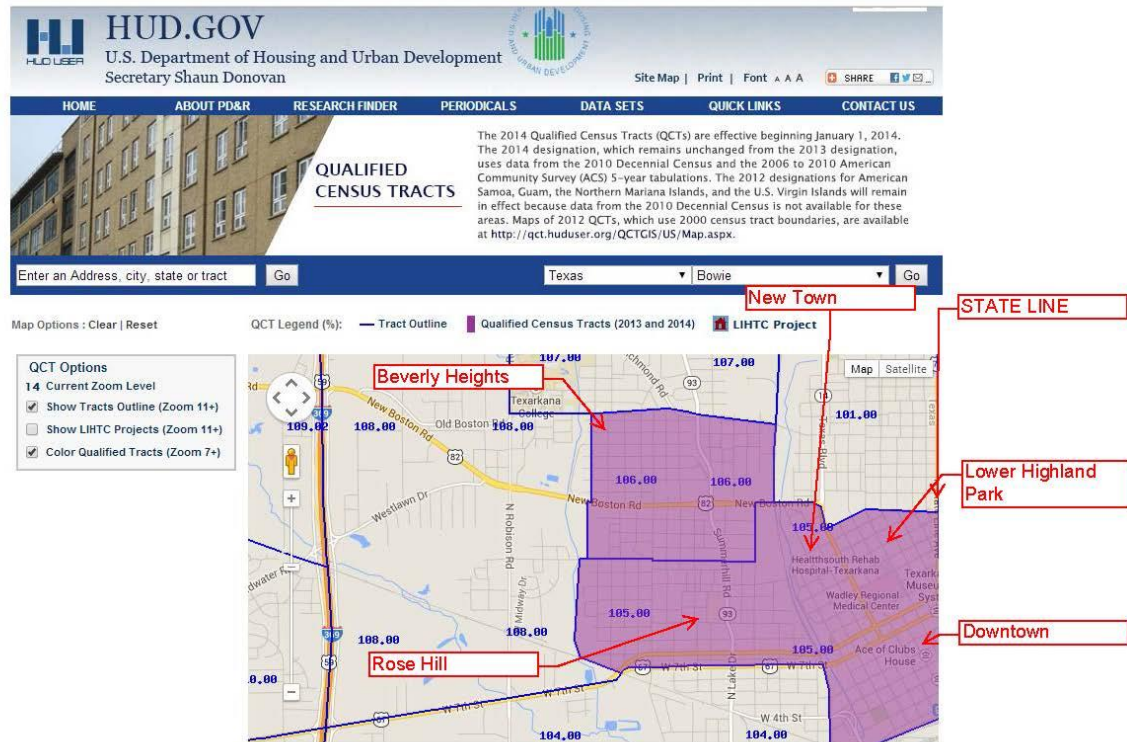
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value;
- and conserving energy resources and use of renewable energy sources.

EXPANDED ECONOMIC OPPORTUNITIES

- job creation and retention; establishment, stabilization and expansion of small businesses (including micro-businesses); the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.



Texarkana Qualified Census Tracts



Low and Moderate Income Areas

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.

In accordance with the goals, objectives, and statutory rules, the City will provide at least five housing rehabilitation grants to extremely low, low and or moderate income households, provide several low- and moderate income persons with down payment assistance, provide support for infrastructure in the Beverly Target Area including sidewalk, trails, and community garden projects, provide ADA improvements for Beverly Community Center, and provide public service activities. The City will also administer the CDBG program.

3. Evaluation of past performance

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

How were goals and projects chosen?

Texarkana, Texas is experiencing changes in housing patterns, though many of the issues impacting safe and affordable housing remain. Texarkana's population increased by 4% when comparing the 2000 Census population to the population counts in the 2005-2009 American Community Survey. At the same time, median income rose by 28% from \$29,727 to \$38,037 and the number of households declined by 6% from 15,105 to 14,200. Families in Texarkana seem to be consolidating, relying on income from more individuals per household contributing income. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed 30% of household income.

Renters characterized as Small Related Renter households with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem. Accessible units, especially for the frail and elderly, are in high demand in the city among current and prospective public housing tenants. The Housing Authority of Texarkana, Texas (HATT) has approximately 1,200 qualified households on the waiting list for public housing or rental assistance, with little chance of receiving assistance as HATT has a 2% vacancy rate.

Collaboration between the City and the Housing Authority of Texarkana, Texas (HATT) with funding of the Hope VI grant resulted in the remarkable transformation of the Rosehill Neighborhood and the state of Public Housing in this city. This collaboration between the City, HATT, neighborhood groups, the Homeless Coalition, and other service providers can serve as a model for transformation of other areas of the City. The key to this type of success is in working together to identify needs, solutions, funding, and community-oriented mechanisms for transformational change. The City expects to repeat this level of transformation in two new target areas, Downtown Texarkana and the Beverly Neighborhood, addressing concentrations of poverty and proliferation of Brownfields. This close collaboration resulted in the first multi-agency Emergency Shelter Grant application, a partnership application to the Citizens Institute for Rural Design, a successful Better Block implementation, CDBG Revolving Loan Fund loans, adoption of two Target Areas, Beverly Community clean ups, and wide-spread support for downtown redevelopment projects.

Two areas in Texarkana have emerged as priority areas for public improvements and economic development opportunities: the Beverly Community, and Downtown Texarkana. The Beverly Community is an area of minority concentration, extremely-low and low-income residents, as well as numerous substandard homes and facilities. The Beverly and Downtown/ 7th Street Corridor present substantial opportunities to impact low and moderate income persons by addressing Brownfields issues and environmental contamination, slum and blight, food desert status, safety issues like inadequate

roadways, inadequate lighting, storm water run-off, flood management, lack of storm shelters, few bike lanes/walking trails, as well as food security issues like access to a functional sheltered farmers' market, community gardens, all public improvements requested by citizens of Texarkana.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In preparation of the Annual Action Plan, the City of Texarkana, Texas held several public meetings concerning the housing and community development needs of the community. The City prepared this 2016 Annual Action Plan to advance the objectives identified in the City's 2013-2017 Consolidated Plan for which the City conducted community surveys to solicit citizen and agency comments. These citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, 2013 Action Plan, 2014 Action Plan, 2015 Action Plan, a planned minor amendment to the Consolidated Plan and this 2016 Action Plan, which together identifies priority activities for the City's Community Development Block Grant (CDBG) funds in Program Year 2016.

Additionally, the City conducted surveys at public neighborhood meetings. These were distributed online and as paper copies.

Survey Link: <https://www.surveymonkey.com/r/texarkanapriorities2>

Citizen participation activities were conducted throughout the year and included several public town hall style meetings, hearings and public meetings before the council, and continued through community meetings, and consultations with area service agencies and the Homeless Coalition.

- April 28th: Rosehill Neighborhood Meeting
- May 5th: Highland Park Neighborhood Meeting
- May 12th: Beverly Neighborhood Meeting

Public meetings for Citizen input on this 2016 Amended Annual Action Plan will be held during the following City Council Meetings:

- February 27, 2017: First Briefing
- March 13, 2017: Public Hearing

Public Comment Period for the Amended Action Plan is February 20th through March 22nd, 2017.

5. Summary of public comments

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

Consensus as to Texarkana's most urgent needs centers on assistance to the homeless, addressing economic development, slum and blight eradication, safety issues, sidewalk improvements/trails, reducing crime, activities for neighborhood children, cleanups of neighborhoods, substandard housing, Brownfields issues, and concentration of resources to address issues in Target Areas. Additional concerns expressed include the need for improving the livability of troubled neighborhoods, the need to improve the Farmers Market, and continued progress on redevelopment of downtown, especially the Grim Hotel for commercial and residential purposes. Other comments received from surveys include:

1. Need to slow traffic on Olive Street
2. Alley cleanups and frequent grading/dragging of alleys. They are horrible and add to insect, rodent and snake problems.
3. Better communication/more inclusive news alerts (individual invitations, newspaper announcements).
4. Remove swamp in Ferguson Park
5. Homeowners need help with housing repairs
6. Make landlords watch who they rent to
7. Need pocket parks
8. Need nice grocery stores, bike trails, nice parks, community centers

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

There were no comments or views not accepted.

7. Summary

In this fourth year of the Consolidated Plan, the City of Texarkana, Texas continues to pursue three primary goals: providing decent housing; providing a suitable living environment; and expanding economic opportunities.

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.

Agency Role	Name	Department/Agency
CDBG Administrator	TEXARKANA	Department of Planning and Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The Department of Planning and Community Development oversees the Community Development Block Grant Program. This office was formerly known as the Office of Community Development and Grants.

The Department of Planning & Community Development implements a variety of programs to assist in the development of the City's economic future and foster a better quality of life. These programs encompass comprehensive planning, zoning administration, physical revitalization of targeted areas, retaining and attracting businesses to Texarkana, creating new residential opportunities, revitalization of neighborhoods and job training opportunities.

The Department is also responsible for research, application and administration of grant programs and projects. Grant funding is used for projects such as improving infrastructure, public parks, purchasing equipment for city departments, improving energy efficiency, implementing housing reconstruction and homebuyer assistance, transitional housing and job training programs for low-income individuals and families, and addressing contaminated brownfield sites.

Consolidated Plan Public Contact Information

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Annual Action Plan
2016

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Mayor Bob Bruggeman

Ward 1 Council Member Jean H. Matlock

Ward 2 Council Member Willie Ray

Ward 3 Council Member Tina Veal-Gooch

Ward 4 Council Member Brian Matthews

Ward 5 Council Member Christy P. Paddock

Ward 6 Council Member Josh Davis

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Texarkana, Texas' Consolidated Plan encompasses activities to be undertaken during the period of October 1, 2013 through September 30, 2017 by the City of Texarkana, an entity recognized by the U.S. Department of Housing and Urban Development (HUD) grant funding under the Community Development Block Grant (CDBG) program. This 2016 Amended Annual Action Plan is Texarkana's plan for administration of the CDBG program from October 1, 2016 to September 30, 2017.

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))

Entities that collaborate with the City to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies include:

- Housing Authority of Texarkana, Texas (HATT)
- Randy Sams Homeless Shelter
- The Salvation Army, Texarkana
- The Friendship Center
- Texarkana Community College
- The Homeless Coalition of Texarkana (Continuum of Care)
- Texarkana-Bowie County Family Health Center

The City collaborates routinely with these entities, and their respective constituencies through regular meetings, cross-agency steering committees and boards, mailing lists, public postings, and email subscriptions. The City is also using social media to reach out to and interact with these agencies and their constituencies.

Public Comment Period: July 4, 2016 through August 3, 2016 (30+ days)

Amendment Public Comment Period: February 20, 2017 through March 22, 2017 (30+ days)

Interested parties were encouraged to attend these public meetings and hearings to present their opinions, views, and recommendations. Persons or groups were also advised that they could provide written comments by sending them to the Department of Planning and Community Development, P.O. Box 1967 Texarkana, Texas 75504-1967.

Surveys for the Consolidated Plan were accepted from June 19, 2013 until July 6, 2013. Links to the surveys were posted on the City's website, advertised in flyers emailed to community organizations, the

Continuum of Care, local churches, planning organizations, the Chamber of Commerce, and the Housing Authority.

- **Agency:** <https://www.surveymonkey.com/s/communitysurveyproviders>
- **Individuals:** <https://www.surveymonkey.com/s/conplancitizenssurvey>

The Community Needs Survey was available from April 23rd through May 12th.

- <https://www.surveymonkey.com/r/texarkanapriorities2>

All other written comments were received by August 3, 2016 for inclusion in the plan. Public comments on the draft: accepted from July 4, 2016 to August 3, 2016. Public comments on the amendment: accepted from February 20, 2017 to March 22, 2017.

Public Notices of the community meetings, public hearings, survey, and draft availability were posted at City Hall, on the City's website and in the Texarkana Gazette and on their website. Newspaper legal notice ran prior to release of the 2016 Action Plan Draft and 2016 Amended Action Plan Draft and included dates, times, and addresses for public meetings, as well as instructions for submitting comments.

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 maintains close relationships and coordinates with the Doorways Home (local) Continuum of Care and the Texas Homeless Network (THN-statewide) in order 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. In Program Year 2013, the city worked with partners of the Homeless Coalition and Continuum of Care to submit the areas first collaborative Emergency Solutions Grant. That grant would have helped more than one thousand homeless or at-risk of homeless individuals and families through this partnership, with the City serving as the fiscal agent for the program.

In Program Year 2014, the City applied for, and received a Technical Assistance grant through the Texas Balance of State to improve the ESG application. While the scoring improved, the application was again unsuccessful.

In Program Year 2015, the City worked with Program partners Randy Sams' Outreach Program (RSOS), the Texarkana Friendship Center (TFC), and East Texas Veterans Resources (ETVR) to submit a third application. If funded, the ESG project will allow for a Coordinated Access program One-Stop-Shop to serve homeless persons and families, as well as others in a housing crisis to receive case management services at the Texarkana-Bowie County Health Department. It will provide funds for Homelessness

Prevention, Street Outreach, Emergency Shelter, and Rapid Rehousing. This effort extends the City's emphasis on housing the chronically homeless, homeless veterans and other persons at risk of homelessness.

The City also serves as fiscal agent for the Continuum of Care Grant as part of the Texas Homeless Network. This Rapid Rehousing program is carried out by Randy Sams' Outreach Shelter (RSOS) and The Texarkana Friendship Center Incorporated (TFCI). The program provides housing and supportive services for forty households per year where the beneficiaries are/were either homeless or at-risk of homelessness. The program is a Rapid Rehousing program that employs the Housing First model and the VI-SPDAT and FVI-SPDAT for prioritization.

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 designates two staff members to participate in the Continuum of Care in order to address the needs of the homeless, at-risk of homeless persons, and veterans. Staff works with the Homeless Coalition and service providers to establish appropriate methodologies for implementation of the Homeless Management Information System (HMIS) as well as performance standards meeting or exceeding those required for Emergency Solutions Grants recipients. The City serves as fiscal agent for the Continuum of Care grant, assisting homeless and at-risk of homelessness persons including domestic violence victims to obtain housing and supportive services. Additionally, the Coalition, as a member of the Texas Homeless Network Continuum of Care, has been chosen to participate in a program designed to consolidate services under the THN Coordinated Access Pilot Program. Staff attends local CoC meetings, attends the Regional Planning Group webinars, meetings, and trainings, and participates state-wide through participation in regional and statewide conferences. The Texarkana Doorways Home Homeless Coalition hosts the annual Point in Time count of homeless persons, conducts training for coalition partners, raises funds for the local coalition and partner agencies, and makes community-wide decisions regarding ESG and other programs that serve this target population. The Coalition is also now participating in the Functional Zero-Ending Veterans' Homelessness initiative.

Doorways Home Texarkana Coordinated Access Emergency Solutions Grant Application

As the lead applicant for this collaborative program under the Texas Balance of State Continuum of Care, the City of Texarkana, Texas will provide Street Outreach, Emergency Shelter, Homelessness Prevention, and Rapid Re-Housing services in order to assist homeless people or people at risk of homelessness in Texarkana, Texas to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The City has been awarded Emergency Solution Grant (ESG) funds from Texas Department of Housing and Community Assistance to create a One-Stop Shop that will be located inside the Health Department building for services to prevent homelessness and assist those who are homeless. Service providers will not be charged rent or utilities to locate their case managers

and services in the City owned building.

Program partners include reliable service providers that participate in the Texarkana Homeless Coalition: the Randy Sams Outreach Shelter, Texarkana Friendship Center, and East Texas Veterans Resources. This project embodies TDHCA's strategic goals to increase community wide planning and resource use, apply coordinated services that make the most of local organizational strengths, implement proven, research-driven, efficient service delivery tools, and vastly improve performance measurements and, most importantly, emphasize outcomes.

As a Texas Balance of State Continuum of Care Coordinated Access Pilot Project, this collaboration advances Texarkana's efforts to capture each organization's strengths in delivering services to persons either at risk of homelessness or experiencing homeless as defined by HUD ESG Interim Rules with "lightest touch" methodologies and HUD best practices without duplication of costs and/or services.

Each partner delivers HMIS, programmatic and administrative commitments with the City providing grant and HMIS administration. Randy Sams will provide Emergency Shelter while The Friendship Center and East Texas Veterans Resources will provide Homelessness Prevention and Street Outreach. ETVR will provide Rapid Re-housing. The program will serve over 700 persons total.

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

1	Agency/Group/Organization	Housing Authority of Texarkana, Texas
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participation on the Homeless Coalition; City supports development of HATT's five year and one year plans; partners on the HOPE VI grant; presentations given at Public Housing community facilities; presentation to Homeless Coalition.

2	Agency/Group/Organization	RANDY SAMS' OUTREACH SHELTER, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination through the Homeless Coalition and ESG partnership.
3	Agency/Group/Organization	Main Street Texarkana
	Agency/Group/Organization Type	Housing Planning organization Business and Civic Leaders Historic Preservation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular coordination of activities; partner on EPA Brownfields projects; coordination through the Arts and Historic Commission.
4	Agency/Group/Organization	SALVATION ARMY-TEXARKANA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regular participation on Homeless Coalition; solicitation to participate; works with the city to assess housing needs, anti-poverty strategies.

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

There were no agency types not consulted. City personnel extended the invitation to participate in plan development to all agency types represented in the city.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition of Texarkana	Both plans address the needs of homeless individuals and families.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Office of Planning and Community Development works in conjunction with the City's duly elected Council of Ward Representatives, the City Manager's Office, Finance, Inspections, Public Works, Street, Environmental Services and Parks and Recreation Departments to oversee the development of the Consolidated Plan and administer the programs and activities incorporated in the Plan.

In preparation of the Consolidated Plan and Annual Action Plan, the City of Texarkana, Texas held public meetings and conducted community surveys (Consolidated Plan) to solicit citizen and agency comments concerning the housing and community development needs of the community. Citizen comments were incorporated in the development of the City's 2013-2017 Consolidated Plan, Citizens Participation Plan, 2013 Action Plan, 2014 Action Plan, 2015 Action Plan, 2016 Action Plan and 2016 Amended Action Plan.

The City designates two staff members to participate in the Continuum of Care to address the needs of the homeless, at-risk of homeless persons, and veterans. Staff works with the Homeless Coalition and service providers to establish appropriate methodologies for implementation of the Homeless Management Information System (HMIS) as well as performance standards meeting or exceeding those required for Emergency Solutions Grants recipients. The City serves as fiscal agent for the Supportive Housing Grant, assisting homeless and at-risk of homelessness persons including domestic violence victims to obtain housing and supportive services. Additionally, the Coalition, as a member of the Texas Homeless Network Continuum of Care, has been chosen to participate in a program designed to consolidate services.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance at Public Briefings and Council Meetings. No request for translation. No request for accommodations.	Positive responses. No formal comments. Supportive of Downtown RLF, improving living environment in Beverly Community, Farmers' Market, and coordination with HATT and Homeless Coalition.	No comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance at Public Briefings and Council Meetings. No request for translation. No request for accommodations.	Positive responses. No formal comments. Supportive of Downtown RLF, improving living environment in Beverly Community, Farmers' Market, and coordination with HATT and Homeless Coalition.	No comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Attendance at Public Hearing. No request for translation. No request for accommodations.	Positive responses. No formal comments. Supportive of Downtown RLF, improving living environment in Beverly Community, Farmers' Market, and coordination with HATT and Homeless Coalition.	No comments not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

This Annual Action Plan is effective October 1, 2016 through September 30, 2017. The Annual Action Plan is required by the U.S. Department of Housing and Urban Development in order for the City of Texarkana, Texas to receive federal housing and community development funds under the Community Development Block Grant (CDBG) program.

The City of Texarkana, Texas will use every funding source available to meet the housing, economic development, and social services needs of the residents of the city. CDBG funds will be used to fund projects identified on the Five Year Consolidated Plan as High Priority Needs within the community for which other funding is not available.

The overall goals of the City's program have been created per HUD's established objectives. They are designed to develop viable urban communities principally for low- and moderate-income persons with household incomes at or below 80% of Median Family Income by:

- Providing decent housing;
- Providing a suitable living environment; and
- Expanding economic opportunities.

Other funding sources include the Continuum of Care program. The City works closely with the Domestic Violence Prevention, Inc. (DVP) and the Texarkana Friendship Center to administer a program for Texarkana's victims of domestic violence and their families. The program helps more than forty families in crisis situations per year. Providing accounting, oversight, technical assistance and capacity building enables DVP and TFCI to provide housing and services to some of the most in need of our community. The City also has established relationships with The Texas Department of Housing and Community Affairs (TDHCA) and the Texas Department of State Health Services (DHS). Texarkana utilized the TDHCA "Reservation System" to apply for and receive assistance to low and extremely low income households that were living in substandard housing. The "Housing Reconstruction" program allowed the City to tear down the existing structures and rebuild the homes in the current neighborhood. In 2015, the City did not pursue the Housing Reconstruction Program, but instead focused on providing grants to low-income homeowners for Rehabilitation and Down Payment Assistance. These two programs will continue into 2016.

Additionally, the City partners with Bowie County to provide many health care services to moderate, low, and extremely low income persons in Texarkana through the Texarkana, Texas-Bowie County Family Health Services. The City provides oversight and management to the clinic. Also, homeless service

providers work closely with the City to address the needs of the homeless population with the goal of ending homelessness in Texarkana. The city applied for and was awarded Emergency Solution Grant (ESG) funds to create a One-Stop Shop that will be located inside the Health Department building for services to prevent homelessness and assist those who are homeless. Service providers will not be charged rent or utilities to locate their case managers and services in the City owned building.

The table below shows the City's expected CDBG funds. The City should receive \$285,999 as the City's Annual Allocation, \$1,429,000 in Section 108 Loan Funds and \$2,500 in Program Income. Additionally, the City will have \$517,866 of the prior year's allocation available. These resources will allow the City to work toward meeting the obligation to provide decent housing, provide a suitable living environment, and expand economic opportunities for the residents of Texarkana.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1					Expected Amount Available Reminder of ConPlan \$	Narrative Descriptive
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Section 108 Loan \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	285,999	2,500	517,866	1,429,000	2,235,365	2,235,365	The amount \$2,235,365 is total available CDBG activities

Table 5 - Expected Resources – Priority Table

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

The City recognizes the importance of leveraging resources. It is estimated that over the course of the 5 Year Plan, these community development projects will bring \$1.75 in private resources spent in the local economy for each grant dollar invested. Moreover, most of the projects will require substantial private investments at a 9 to 1 ratio. Matching requirements will be met by in-kind donations of labor and/or materials. The programs listed above do not require matching funds. When matching funds are required, the City usually provides in-kind matching through labor and supplies or provides cash matches from the City's general funds.

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

Publicly owned land or property located within the jurisdiction includes housing lots owned by the city, city parks, and scattered properties located in downtown. This property may be used to promote economic development, provide support for homeless programs, and/or affordable housing in Texarkana, Texas. Additionally, publicly owned land may also be used to support public health activities, infrastructure and public services, promoting livability and sustainability within the jurisdiction.

Discussion

The City expects to use CDBG funding as a leveraging tool to support community and economic development within the jurisdiction. The programs above do not have matching requirements that require using CDBG funds to match. The City will provide the Health Department building as space for a One-Stop Shop for coordinated access for homeless services. Service providers will not be charged rent or utilities to locate their case managers and services in the City owned building. The citizens of Texarkana are willing to invest in affordable housing, suitable living environments, and providing economic opportunities. Ensuring a bright future for our most distressed neighborhoods and commercial areas will assist the entire community to grow and prosper.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

See Tables on the following pages:

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CDBG Program Administration	2013	2017	Administration	Downtown Area	Aff. Housing Rehabilitation- Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing	CDBG: \$57,699	Other: 1 Other

Annual Action Plan
2016

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Attachment: 2017-024 ATTH 02 Action Plan revision 1.31.17 (1612 : 2017-024 RES amending the CDBG

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Home Buyer Assistance	2014	2017	Affordable Housing	Downtown Area Beverly Community Revitalization	Aff. Housing	CDBG: \$20,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Housing Rehabilitation	2016	2017	Affordable Housing	Beverly Community Revitalization	Aff. Housing Rehabilitation- Existing Units	CDBG: \$80,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Public Services - Health Department	2013	2017	Non-Homeless Public Service Needs Non-Housing Community Development	Downtown Area Beverly Community Revitalization	Non-Housing - Public Services	CDBG: \$42,899	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
5	Public Improvements and Infrastructure – Park & Public Access Improvements	2014	2017	Non-Housing Community Development	Beverly Community Revitalization	Non-H - Public Improvements & Infrastructure Non-H – Public Facilities Parks Improvements	CDBG: \$93,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
6	Section 108 Loan-Hotel Grim Lofts	2016	2017	Affordable Housing	Downtown Area	Aff. Housing	\$1,429,000	Section 108 Loan for Hotel Grim Lofts to provide 20 Low/Mod Housing units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Section 108 Loan - Prepayment	2016	2017	Affordable Housing	Downtown Area	Aff. Housing	\$512,265	Section 108 Loan pre-payment of \$512,265 out of \$1,429,000 loan for 20 Low/Mod Housing units

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Administer the CDBG Program
	Goal Description	The City will administer the CDBG program in accordance with all applicable rules and regulations.
2	Goal Name	First Time Home Buyer Down Payment Assistance
	Goal Description	Two extremely low income, low income, or moderate income families will receive down payment assistance through implementation of this goal. The City will work with the Housing Authority and local lenders to qualify applicants for the program. This is intended for gap financing in the Downtown or Beverly Neighborhoods.
3	Goal Name	Housing Rehabilitation
	Goal Description	The City will work with local organizations to identify recipients of funds for Housing Rehabilitation for extremely low and low income families. Candidates are selected from areas of poverty concentration, especially in the Beverly and Downtown areas. City personnel document housing problems of candidates including structural problems, kitchen, bathroom, plumbing, electrical systems problems, as well as general conditions of the home.
4	Goal Name	Public Services - Health Department
	Goal Description	The City will work with homeless providers, health department, community college, neighborhood organizations, employers of low/mod persons, and owners of micro-businesses to provide public service benefits.

5	Goal Name	Public Improvements and Infrastructure - Park & Public Access Improvements
	Goal Description	Under this goal, the City will conduct projects and activities that improve living conditions within the city, focusing resources on Target Areas. The City will provide ADA specified improvements at the Beverly Community Center to insure persons with disabilities have full access to all services provided at the Center.
6	Goal Name	Section 108 Loan – Hotel Grim Lofts
	Goal Description	The City will use these loan funds to assist with rehabilitation of a downtown historic structure into the Hotel Grim Lofts that will provide 20 Low/Mod housing units.
7	Goal Name	Section 108 Loan
	Goal Description	Funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City’s Section 108 Loan. Loan funds used to provide 20 Low/Mod housing units in the Hotel Grim Lofts in downtown Texarkana.

Table 7 – 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):

AP-35 Projects – 91.220(d)

Introduction

In this section of the CDBG Annual Plan, the City of Texarkana, Texas provides a summary of the eligible program and/or activities that will take place during the program to address the priority needs and specific objectives identified in the Strategic Plan. Eligible programs and activities are referred to as "Projects."

The Projects which the City intends to complete in Program Year 2016 include the following:

#	Project Name
1	CDBG Program Administration
2	Home Buyer Assistance
3	Housing Rehabilitation
4	Public Service Activities -Health Dept
5	Park and Public Access Improvements-Beverly Community Center
6	Section 108 Loan Program – Hotel Grim Lofts
7	Section 108 Loan payments

Table 8 – Project Information

	CDBG PY 2016 Action Plan Budget Amendment	REVISED	ORIGINAL
	Amended Expenditures PY 2016	BUDGET	BUDGET
1	Program Administration	57,699.80	59,712.00
2	Home Buyer Assistance	\$20,000.00	40,000.00
3	Housing Rehabilitation	\$80,000.00	50,000.00
4	Revolving Loan Fund for Downtown	\$0.00	60,000.00
5	203/205 Renovations	\$0.00	74,064.00
6	Public Service Activities	\$42,899.85	44,784.00
7	Beverly Community Center Improvements	\$93,500.00	93,500.00
8	Hotel Grim Project	\$1,429,000.00	-
9	Section 108 Loan	\$512,265.05	-
	TOTAL Expenditures	2,235,364.70	422,060.00
	Amended Revenues PY 2016		
	To Reprogram	517,865.70	120,000.00
	Annual Allocation	285,999.00	298,560.00
	Section 108 Loan Funds	1,429,000.00	-
	Program Income	2,500.00	3,500.00
	TOTAL Revenues	\$2,235,364.70	422,060.00

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

Priorities selected as High or Low Priority Goals and Projects were identified through analysis of local need, market analysis, consultation with local, state, and federal agencies and citizen participation. High Priority projects will receive funding through CDBG funds. Funding for Low Priority Goals and Projects comes from sources other than CDBG. The greatest obstacle to addressing underserved needs is obviously funding.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	CDBG Program Administration
	Target Area	Downtown Area
	Goals Supported	Administer the CDBG Program
	Needs Addressed	Aff. Housing Rehabilitation-Existing Units Aff. Housing Rehab-Existing Units Lead Paint Aff. Housing Rental Assistance Aff. Housing Production of New Units Homelessness Outreach Homelessness Emergency Shelter Homelessness Prevention Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure Non-Housing - Public Services Non-H - Economic Development Aff. Housing
	Funding	CDBG: \$57,699
	Description	Administer the CDBG program
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Texarkana, Texas
	Planned Activities	The City of Texarkana, Texas will administer the CDBG program under this activity.
2	Project Name	Home Buyer Assistance Program
	Target Area	Downtown Area Beverly Community Revitalization
	Goals Supported	Home Buyer Assistance Program

	Needs Addressed	Aff. Housing -Existing Units
	Funding	CDBG: \$20,000
	Description	Down payment assistance for low/mod income households. Up to two households will be assisted.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately two very low-, low-, and/or moderate income households will benefit from down payment assistance.
	Location Description	Program focus will be on the Revitalization Areas, though other areas could be considered.
	Planned Activities	The City will work with the Housing Authority of Texarkana, Texas and local banks to identify and qualify potential borrowers that need assistance with down payment to make purchasing a home more affordable.
3	Project Name	Housing Rehabilitation
	Target Area	Beverly Community Revitalization
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Aff. Housing Rehabilitation-Existing Units
	Funding	CDBG: \$80,000
	Description	Housing rehabilitation for low and moderate income homeowners. No dislocation will occur. The City plans to work closely with neighborhood associations in Texarkana, Texas to select applicants for rehabilitation.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Up to eight low to moderate income families will be assisted.
	Location Description	Program focus will be on the Revitalization Areas, though other areas could be considered.
	Planned Activities	Housing rehabilitation for low and moderate income homeowners. No dislocation will occur. The City plans to work closely with local housing agencies in Texarkana, Texas to select applicants for rehabilitation.

4	Project Name	Public Service Activities
	Target Area	Downtown Area
	Goals Supported	Public Services - Health Department
	Needs Addressed	Non-Housing - Public Services
	Funding	CDBG: \$42,899
	Description	The City will work with homeless providers, health department, community college, neighborhood organizations, employers of low/mod persons, and owners of micro-businesses to provide public service benefits.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Downtown Texarkana, Texas
	Planned Activities	The City will work with homeless providers, health department, community college, neighborhood organizations, employers of low/mod persons, and owners of micro-businesses to provide public service benefits.
5	Project Name	Park and Public Access Improvements-Beverly Community Center
	Target Area	Beverly Community Revitalization
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Non-H - Public Facilities Parks Improvements Non-H - Public Improvements & Infrastructure
	Funding	CDBG: \$93,500
	Description	The City will pursue improvements to public spaces in order to improve ADA access to recreation activities at Beverly Park Community Center, provide improvements to green space, community garden space, sidewalks and trails to include infrastructure improvements to improve public access and livability.
	Target Date	9/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 persons assisted. These public spaces are in the Beverly Target Area where the poverty rate exceeds 45%.
	Location Description	Beverly Community
	Planned Activities	The City will improve ADA access to the Beverly Park Community Center, improving access for handicapped individuals. Sidewalk and trail improvements, tree planting, and park improvements
6	Project Name	Section 108 Loan Program - Hotel Grim Lofts
	Target Area	Downtown Area
	Goals Supported	Section 108 Loan for Low/Mod Housing Benefits
	Needs Addressed	Affordable Housing
	Funding	CDBG Section 108 Loan Funds: \$1,429,000
	Description	Section 108 Loan funds to assist with the rehabilitation of a downtown historic structure into the Hotel Grim Lofts that will provide 20 Low/Mod Housing units.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 families assisted.
	Location Description	Downtown Texarkana, Texas
	Planned Activities	Section 108 Loan funds to assist with the rehabilitation of a downtown historic structure into the Hotel Grim Lofts that will provide 20 Low/Mod Housing units.
9	Project Name	Section 108 Loan - Prepayment
	Target Area	Downtown Area
	Goals Supported	Section 108 Loan Low/Mod Housing Benefits
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$512,265

	Description	Funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City's Section 108 Loan. Loan funds used to provide 20 Low/Mod units in the Hotel Grim Lofts in downtown Texarkana.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 families assisted.
	Location Description	Downtown Texarkana, Texas
	Planned Activities	Funds will be used to pre-pay \$512,265 of the \$1,429,000 balance on the City's Section 108 Loan. Loan funds used to provide 20 Low/Mod units in the Hotel Grim Lofts in downtown Texarkana.

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

Texarkana has many safe, affordable, and livable neighborhoods. However, some areas of the city have increasingly become areas where housing and social problems are concentrated, areas where poverty and lack of decent housing exacerbate other social issues. These are areas with multiple housing problems and a concentration of abandoned, substandard housing that are havens for criminal activity, depriving decent citizens of peace of mind and property value. Concentration is here defined as 44% percent or more of the housing stock in an area of 2 or more adjacent block groups with households experiencing more than one of the Four Housing Problems. (Lacking complete kitchens, lacking complete plumbing, more than one person per room, and/or paying 305 or more of household income for housing.)

The Beverly Community in Texarkana, Texas has significant housing and poverty issues. As such, the City has designated the Beverly Neighborhood as a priority local Target Area. The downtown area has few affordable housing opportunities for people wanting to live in the downtown area. Many of the residential structures in the Downtown - 7th Street Corridor are substandard or substandard with significant rehabilitation potential.

In areas of minority and/or low-income concentration, housing values are generally much lower than the city as a whole, crime rates are higher, and there are fewer opportunities for employment. Both the Beverly neighborhood and downtown are prime examples of areas where minority and low income concentration pose significant challenges to redevelopment and the goal associated with providing safe, suitable, livable communities for everyone.

The City's designation of the Beverly Neighborhood as a local Target Community is based on the concentrations of poverty, minorities, abandoned and/or substandard housing, and high numbers of households with one or more of the Four Housing Problems or Four Severe Housing Problems. In many ways, Beverly is similar to other neighborhoods in Texarkana, in that these social and market factors have depressed the neighborhoods making them unattractive to developers. These neighborhoods cost the city in lost property taxes and increase police, fire, and environmental services. Estimates of the number of abandoned, substandard properties suggest that one in six homes have been boarded up in the Beverly community.

The City has an extensive network of parks, schools, churches, shopping, and social service organizations located throughout the city. The City's partnership with the T-Line public transportation system has resulted in transportation availability in most neighborhood in the city. Only one park exists in the Beverly community. The park is located on a flood plain and cannot be updated using state or federal funding. Other community assets include grocery stores, employment opportunities, and Texarkana

Community College.

Substantial strategic opportunities exist in both the Beverly Neighborhood and in Downtown Texarkana with an appropriate level of commitment of resources to remove barriers and create incentives for redevelopment and economic opportunities benefitting the entire city. Consequently, 80% of CDBG funds will be spent in the target areas, with an even split between the two.

Geographic Distribution

Target Area	Percentage of Funds
Downtown Area	39
Beverly Community Revitalization	41

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Reductions in federal funding are felt across the country. In Texarkana, HUD's new funding allocation formulas resulted in the loss of nearly 25% of the CDBG budget. Texarkana's experience with targeting resources in the Rosehill neighborhood and the attraction of private capital there, resulted in neighborhood transformation. Consequently, the City concluded that the best way to maximize the CDBG budget would be to concentrate on specific areas for improvement in housing and living conditions that would have the most return on investment. Citizens of Texarkana and the duly elected City Council chose, by City Ordinance, to focus City resources in Downtown and the Beverly community, with the expectation that the funds expended there would provide the greatest benefit the City.

Discussion

Target Areas are central to Texarkana's plan to improve both the Downtown/7th Street Corridor, Rosehill, and the Beverly Communities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City works with many partner agencies, non-profits, and churches to provide housing and services to extremely-low to moderate-income people. Rental assistance, supportive housing, homelessness and homelessness prevention are of primary concern. The City of Texarkana has committed to continuing the collaborative partnerships with these agencies to ensure the maximum number of families and individuals will receive the assistance they need for suitable housing and shelter.

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	50
Special-Needs	50
Total	150

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Some of the outcomes listed above will be funded through sources other than CDBG. Programs operate through assistance to homeless shelters, supportive housing programs, and the Housing Authority of Texarkana, Texas (HATT).

AP-60 Public Housing – 91.220(h)

Introduction

The City of Texarkana, Texas plans to carry out several activities supporting public housing in the course of the program year covered by this Action Plan. The City works closely with HATT, the Housing Authority of Texarkana, Texas. Over the course the past five years, HATT and City have transformed the Rosehill Neighborhood and the experience of living in public housing for many low-income individuals with the assistance of the Hope VI award. That program ended September 30, 2013. Never the less, HATT and the City are committed to revitalizing the neighborhoods and public housing of Texarkana.

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

The City will continue to work with HATT to expand the number of units available to individuals and families in need of public housing and to provide more Section 8 properties within the jurisdiction. The City will provide citizens with access to Fair Housing information, rental assistance programs, and economic and educational opportunities for improving self-sufficiency. Also, the City recognizes that home ownership increases housing and neighborhood stability. Consequently, the City will assist HATT with its home ownership opportunity programs.

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

The City of Texarkana and HATT provides information to public housing residents that includes encouragement for participation in management and homeownership. The City and HATT provided informational brochures, websites, and social media interaction supporting these important goals.

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

HATT is an exemplary public housing authority and is not designated as troubled.

Discussion

The City's efforts to improve Public Housing resulted in A Hope VI grant through which the City and HATT were able to demolish the aged and blighted public housing units, replacing them with through mixed use public housing areas that are clean, well-maintained, and functioning to provide safe and livable housing to over a thousand households in Texarkana. While these funds are no longer available, the transformative power of this relationship with the Housing Authority and citizens means other blighted neighborhoods can also be changed for the better.

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

Introduction

Homelessness in Texarkana, Texas is a challenging, but not intractable, problem. Every year, HUD requires the Texarkana Continuum of Care to collect data on homelessness at a single point-in-time during the last week in January. The Texas Homeless Network annually assists Texarkana's Continuum of Care through the Texarkana Homeless Coalition with their Point-in-Time homeless survey preparation and data analysis. The data that follows is a compilation of data collected on the day of January 21, 2016 by members of the Texarkana Homeless Coalition, a year considered as representative of homelessness in Texarkana and the last year for which there is a completed and approved report. One hundred five surveys were collected representing one hundred forty one people, though this represents only a small portion of the number of homeless in Texarkana. This Action Plan is also informed by Texarkana's sustained participation in the Homeless Coalition and regular interaction with homeless service providers, Randy Sams' Outreach Shelter, The Salvation Army of Texarkana, and Friendship Center of Texarkana through the Homeless Management Information Systems (HMIS) or from agency collaborations.

The Continuum of Care estimates there are 366 people who are homeless each day in the city. The median length of homelessness is 10.5 months, with a range of one day to over forty years of homelessness. This significant range might skew the median length considerably, with 20.7% of those counted in the Point-in-Time Survey reporting chronic homelessness. Over 79% of those counted are not chronically homeless. Forty-one percent of respondents reported their homelessness was their first time homeless in at least a three year period, as compared to 13.8% that reported they had been homeless continuously for more than a year and 34.5% that had 2-3 episodes of homelessness in the past three years.

72.3%	Male
27.8%	Female
12.4%	Households with children
20.7%	Chronic homelessness

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City intends to continue dedicating resources to participation in the Homeless Coalition, serving as fiscal agent for the Continuum of Care Program, working closely with Randy Sams' Outreach Shelter, the Texarkana Friendship Center, HATT and other housing and service providers, and partnering with willing

agencies to apply for Texas Department of Housing and Community Affairs Emergency Solutions Grants.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City intends to continue dedicating resources to participation in the Homeless Coalition, serving as fiscal agent for the Continuum of Care Grant, working closely with Randy Sams' Outreach Shelter, the Texarkana Friendship Center, HATT and other housing and service providers, and partnering with willing agencies to apply for Texas Department of Housing and Community Affairs Emergency Solutions Grants. The Rapid Rehousing program is carried out by Randy Sams Outreach Shelter and The Texarkana Friendship Center Incorporated (TFCI). The program provides housing and supportive services for forty households per year where the beneficiaries are/were either homeless or at-risk of homelessness. The program is a Rapid Rehousing program that employs the Housing First model and the VI-SPDAT and FVI-SPDAT for prioritization.

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

The City intends to continue dedicating resources to participation in the Homeless Coalition, serving as fiscal agent for the Continuum of Care Program, working closely with HATT and other housing and service providers, and partnering with willing agencies to apply for Texas Department of Housing and Community Affairs Emergency Solutions grants. The partnership with East Texas Veteran Resources is based on the goal of ending veteran 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.

The City intends to continue dedicating resources to participation in the Homeless Coalition, serving as fiscal agent for the Continuum of Care Program, working closely with HATT and other housing and service providers, and partnering with willing agencies to apply for Texas Department of Housing and

Community Affairs Emergency Solutions grants.

Discussion

As a Texas Balance of State Continuum of Care Coordinated Access Pilot Project, this collaboration advances Texarkana's efforts to capture each organization's strengths in delivering services to persons either at risk of homelessness or experiencing homeless as defined by HUD ESG Interim Rules with "lightest touch" methodologies and HUD best practices without duplication of costs and/or services. All programs now employ the Housing First Model. The City will contract with the Housing Authority of Texarkana, Texas and sub-grant to all other project partners. The City will ensure appropriate use of grant funds, act as fiscal agent, ensure timely reporting by all program partners, and collaborate with all partners to ensure proposed outcomes are met.

Each partner delivers HMIS, programmatic and administrative commitments with the City providing grant and HMIS administration. Randy Sams' will provide Outreach and Emergency Shelter including mental health services; Housing Authority will provide Credit Counseling for Homelessness Prevention and Rapid Re-Housing; Salvation Army will provide Rapid Re-Housing assistance; and, due to overwhelming caseloads, Salvation Army and the Friendship Center will both provide Homelessness Prevention.

Doorways Home Texarkana is a Coordinated Access Emergency Solutions grant application prepared as a collaborative project to address homeless and other special needs housing and supportive services. Texarkana assisted a project team comprised of homeless service and housing providers to prepare a partnership based Emergency Solutions Grant proposal. As the lead applicant for this collaborative program under the Texas Balance of State Continuum of Care, the City of Texarkana, Texas proposed to provide Street Outreach, Emergency Shelter, Homelessness Prevention, and Rapid Re-Housing services through experienced providers in order to assist homeless people or people at risk of homelessness in Texarkana, Texas to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. While not successful in this first collaborative application, the project partners believe that the best way to provide quality services to Texarkana's homeless population is through continuing to work together and to re-apply in subsequent years.

Program partners include reliable service providers that participate in the Texarkana Homeless Coalition: the Randy Sams' Outreach Shelter, Texarkana Friendship Center, Housing Authority of Texarkana, Texas and the Salvation Army of Texarkana. This project will increase community wide planning and resource use, apply coordinated services that make the most of local organizational strengths, implement proven, research-driven, efficient service delivery tools, and vastly improve performance measurements and, most importantly, emphasize outcomes.

The City receives no HOPWA funds.

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

Introduction

There are many factors that affect the cost and production or maintenance of housing affordable to extremely low-, low-, and moderate-income families (at or below 80% of Median Family Income (MFI)). An analysis of these factors has aided the City in developing programs that reduce the adverse effects of these constraints on the supply and cost of housing.

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. These are routinely reviewed. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the needs to adjust public policies to adapt to changing conditions, the City will continue to review policies periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable housing.

The City of Texarkana, Texas identified race and concentrations of poverty that present as barriers to affordable housing and continues to develop strategies to remove or lessen negative effects of these barriers to affordable housing. The City identified the following other barriers to affordable housing:

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

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

The Analysis of Impediments indicates race and concentrations of poverty constitute barriers to affordable housing in Texarkana. Pre-development, building permit and inspection expenses are average in terms of housing construction and renovation costs. To maintain the City's commitment to prevent barriers to affordable housing the City will:

- Maintain flexibility in zoning and building requirements when appropriate to allow for infill housing development and to provide technical assistance to developers of affordable housing. Posters &

literature displayed and made available at city office buildings, utility building, and the public library;

- Monitor city-sponsored projects for equal access and compliance of the Fair Housing Act and Building Dept. official's monitors code compliance to Fair Housing standards;
- Hold periodic Public Hearings providing information and requesting public comment on fair housing or related issues;
- Provide homebuyer and homeowner education, including fair housing information, was provided by the city and other local housing services providers;
- Conduct outreach efforts to for-profit and non-profit builders and developers through funding and technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis;
- Maintain an Affirmative Marketing Plan to directly market newly-developed City-assisted housing units to minority groups least likely to apply to homeownership programs.
- Meet with local lenders and home builders to encourage the use of non-traditional client loan qualifying and loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification;
- Conduct public outreach regarding availability of housing and housing assistance including translation of housing application materials into Spanish, and maintains bi-lingual staff in order to assist applicants and clients who are not English-proficient;
- Support local Continuum of Care efforts for homeless populations and provides ongoing support and technical assistance to the Texarkana Homeless Coalition;
- Work with local agencies that provide financial case management and credit counseling;
- Researching the possibility of adopting a Fair Housing ordinance to ensure that fair housing options are available to its citizens.

Discussion

Most of the City of Texarkana's policies were enacted to protect and further the public welfare. For instance, building codes and subdivision standards are required by law for the protection and general welfare of the community. Development impact fees are recovered from the developer to assure that the public costs of new developments are paid by that development. While recognizing the changing need of public policies, the City will review them periodically to determine whether they have become excessive or represent an unnecessary constraint on the development or maintenance of affordable

housing.

- Substantial down payments required to purchase new or existing homes;
- Availability of credit to low and moderate income persons with credit problems;
- Availability of decent affordable single-family units and affordable rental properties.

As Texarkana prepares to embark on the development of a new Comprehensive Plan for the City, the City will review the Analysis of Impediments to improve affordability, accessibility and suitability of housing for the citizens of Texarkana, Texas.

AP-85 Other Actions – 91.220(k)

Introduction

This section of the Action Plan addresses the planned actions of the City of Texarkana, Texas to carry out the following strategies outlined in the Consolidated Plan:

1. Foster and maintain affordable housing;
2. Evaluate and reduce lead-based paint hazards;
3. Reduce the number of poverty-level families;
4. Develop institution structure; and
5. Enhance coordination.
6. In addition, the City identifies obstacles to meeting underserved needs and proposes actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

1. Provide support to organizations that provide services to homeless and special needs individuals;
2. Provide financial support to organizations that provide services to homeless and special needs individuals;
3. Provide easy access to information for supportive service organizations that provide services to homeless and special needs individuals.

Actions planned to foster and maintain affordable housing

1. Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents;
2. Promote the availability of City operated owner-occupied housing assistance programs through the media;
3. Solicit applications for assistance from low income residents;
4. Conduct applicant screening and approval;
5. Provide home-buyer education counseling and assistance;
6. Facilitate rehabilitation of single-family properties

Actions planned to reduce lead-based paint hazards

1. Provide information and education to the public, re: lead risks;
2. Evaluate and reduce lead hazards by giving reconstruction priority to eligible residents most at risk for lead poisoning;

3. Develop technical capacity with staff.

Actions planned to reduce the number of poverty-level families

1. Pursue economic development of Downtown and Beverly communities;
2. Work with the Chamber of Commerce to bring jobs to low- and moderate-income families.

Actions planned to develop institutional structure

1. Improve coordination with Public Services Department to address flood zone management in low-mod income communities;
2. Establish communication and reporting protocols with police, fire, and emergency services to obtain regular statistical reporting and provide first-line professionals with homelessness services information.

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

1. Actively participate in Continuum of Care/Homeless Coalition;
2. Assist with Homeless Point-in-Time Homeless Count.

Discussion

The City of Texarkana recognizes the challenges to fostering and maintaining affordable housing, evaluating and reducing lead-based paint hazards, reducing the number of poverty-level families, developing institution structure, enhancing coordination, and addressing underserved needs. The City's Target Area approach to implementing programs and providing services to low-moderate income families will ensure that all fundamental goals of the program will be met. This Action Plan is consistent with HUD's Mission to create strong, sustainable, inclusive communities and quality affordable homes for all; strengthening the housing market to bolster the economy and protect consumers; meeting the need for quality affordable rental homes: utilizing housing as a platform for improving quality of life and building inclusive and sustainable communities free from discrimination.

Program Specific Requirements

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

Introduction

This section address the program-specific requirements for the Annual Action Plan. The Consolidated Plan Final Rule contains requirements regarding this section of this CDBG Action Plan.

All program income that will have been received before the start of the next program year will have been reprogrammed. The City has recently received Section 108 loans fund award approval. The City is working closely with the community and developers to redevelop the Hotel Grim as the Grim Lofts project and will use the Section 108 Loan funds for this purpose as a Special Economic Development project. The City has no urban renewal settlements, or float funded activities. No grant funds will have been returned to the line of credit for which the planned use has not been included in a prior statement or plan. The City does not expect to use any funds for urgent need activities.

The City of Texarkana, Texas estimates that 70% of program funds will be used for activities that benefit persons of low and moderate income over a consecutive period of three years, years 2014-2016 including the year covered by this Annual Action Plan.

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
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. | 70.00% |

Discussion

The City of Texarkana, Texas does not receive HOME funds. The City expects that all program income will have been programmed and that Section 108 Loan proceeds will be receipted in the program year. Additionally, the City expects no surplus funds from urban renewal settlements, grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan, and has no income from float-funded activities. Seventy percent of CDBG funds will be used for activities that benefit persons of low and moderate income, with an Overall Benefit calculated over a period of three consecutive years to determine that the minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.



**CDBG Amended Annual Action Plan,
Amended Consolidated Plan & Section
108 Loan Funds
Community Development Block Grant**

**Planning & Community Development
February 27, 2017**

Consolidated Plan and Annual Action Plan Amendments

The City of Texarkana, Texas is amending the 2013-2017 Consolidated Plan, the 2016 Annual Action Plan and announcing the award approval of Section 108 Loan Funds for the period of October 1, 2016 to September 30, 2017. Funds available in Community Development Block Grant (CDBG), Section 108 Loan Funds, prior year reallocated funds and local program income are \$2,235,365.

The City plans to amend the budget as follows:

- Re-allocating \$30,000 from Revolving Loan Fund activity to Housing Rehabilitation activity.
- Re-allocating \$30,000 from Revolving Loan Fund activity, \$20,000 from Home Buyer Assistance activity, \$74,064 from 203/205 Renovations activity and \$388,201 from prior year funds to Section 108 Loan Fund Program activity for total of \$512,265.
- Adding recently approved Section 108 Loan Funds from U.S. Department of Housing and Urban Development in the amount of \$1,429,000 for the Hotel Grim Lofts Project.

As stated in the City's Citizen Participation Plan, a change in CDBG budget allocations of 25% or more in allocated funding constitutes the need for a substantial amendment and requires City Council approval and Public Notice for citizen input.

Citizen Participation

2 Public Meetings

- § Feb 27th City Council Meeting 1st Briefing
- § Mar 13th City Council Public Meeting

30 day public comment period for Amended Action Plan, Amended Consolidated Plan and Section 108 Loan Funds (February 20th – March 22nd, 2017)

Advertisement of Public Comment Period:

§ Gazette Legal Notice

§ City Website

Draft copies available electronically on Planning & Community Development Homepage

Paper copies available upon request at City Hall



Texarkana TX HUD PY 2016 CDBG Amended Budget

CDBG PY 2016 Action Plan Amended Budget	Amended	Original
Amended Expenditures PY 2016	Budget	Budget
Hotel Grim Project	\$1,429,000.00	0.00
Housing Rehabilitation	\$80,000.00	50,000.00
First Time Home Buyer Assistance	\$20,000.00	40,000.00
Revolving Loan Fund for Downtown	\$0.00	60,000.00
Beverly Community Center ADA improvements	\$93,500.00	93,500.00
203/205 Renovations	\$0.00	74,064.00
Section 108 Loan	\$512,265.05	0.00
Public Service Activities	\$42,899.85	44,784.00
Program Administration	57,699.80	59,712.00
TOTAL Expenditures	\$2,235,364.70	422,060.00
Amended Revenues PY 2016		
PY2015 carryover	517,865.70	120,000.00
PY 2016 Allocation	285,999.00	298,560.00
Section 108 Loan - Hotel Grim Project	1,429,000.00	0.00
Estimated Program Income	2,500.00	3,500.00
TOTAL Revenues	\$2,235,364.70	422,060.00



NOTICE OF PUBLIC HEARINGS AND REQUEST FOR CITIZEN INPUT
ON THE CITY OF TEXARKANA, TEXAS
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AMENDED CONSOLIDATED PLAN, AMENDED ANNUAL
ACTION PLAN AND SECTION 108 LOAN FUNDS

The City of Texarkana, Texas is amending the 2013-2017 Consolidated Plan, the 2016 Annual Action Plan and announcing the award approval of Section 108 Loan Funds for the year that began October 1, 2016. Funds available in Community Development Block Grant (CDBG), Section 108 Loan Funds, prior year reallocated funds and local program income are \$2,235,365. The City plans to amend the budget as follows:

- Re-allocating \$30,000 from Revolving Loan Fund to Housing Rehabilitation Activity.
- Re-allocating \$30,000 from Revolving Loan Fund, \$20,000 from Home Buyer Assistance activity, \$74,064 from 203/205 Renovations activity, \$388,201 from prior year funds to Section 108 loan fund program for \$512,265.
- Adding recently approved Section 108 Loan Funds from U.S. Department of Housing and Urban Development in the amount of \$1,429,000 for the Hotel Grim Lofts Project.

As stated in the City's Citizen Participation Plan, a change in CDBG budget allocations of 25% or more in allocated funding constitutes the need for a substantial amendment and requires City Council approval and Public Notice for public comment.

The City of Texarkana will make the following items available for Public Comment Period from Feb 20th to Mar 22nd, 2017. Citizens may review the plan at Texas City Hall, Planning and Community Development Office, 220 Texas Blvd in Texarkana, Texas or on line at the City's website <http://www.ci.texarkana.tx.us/>.

Citizens are encouraged to attend the upcoming Public Meetings/Hearings to offer input on the Amended Plans and Loan Fund. A First Briefing will be held on February 27, 2017 and a Public Hearing will occur on March 13, 2017 at 6 PM at the Texas City Hall located at 220 Texas Blvd, Texarkana, Texas.

Written comments regarding the Amended Plans, Section 108 Loan or the proposed usage of funds should be sent to David Orr, Director of Planning and Community Development, City of Texarkana, 220 Texas Boulevard, Texarkana, Texas 75501 no later than March 22, 2017 at 12pm. Written responses will be provided if name and return address are included.

All public hearings are held in facilities that are wheelchair accessible and provide handicapped parking. Interpretive services for deaf or non-English speaking citizens will be available with an advance notice of 48 hours. Arrangements for such services can be made by calling the City of Texarkana at 903-798-3902 or through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☒ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☒ Deliver Efficient Services ☒ Cultivate Community Involvement & Access
Manage the Resources	☒ Maintain Fiscal Strength ☒ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☒	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☐	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☒	None Required	☐	

Other:

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 2/22/2017 10:06 AM

Lead Department:	<u>Planning and Community Development</u>	Action Officer:	<u>Daphnea Ryan,</u>
Subject:	<u>Resolution No. 2017-025 accepting HUD Section 108 Loan Guarantee Assistance in the amount of \$1,429,000.</u>		
Briefing:	<u>3/27/2017</u>	Public Hearing:	<u>3/13/2017</u>
		Second Briefing:	<u>March 27, 2017</u>
		Council Vote:	<u>4/10/2017</u>

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

Executive Summary and Background Information:

The City of Texarkana, Texas applied for and has been awarded a HUD CDBG Section 108 Loan Guarantee Assistance in the amount of \$1,429,000 for the Grim Lofts Project.

The Hotel Grim Lofts is a mixed use historic preservation project involving residential space in downtown Texarkana. The goal is to redevelop the hotel with 98 housing units and commercial space on the first level. The financing plan is to use 108 funds from HUD along with federal and state historic credits, an EPA cleanup loan, conventional debt, and any other eligible sources. The proposal is for market apartments with apartments set aside of approximately 20 units for affordable family.

This resolution is being presented to request Council approval to accept the loan funds from HUD. A future resolution will be presented to Council regarding the terms and conditions of loaning these funds to the developer.

Potential Options:

- None
-

Fiscal Implications:

\$1,429,000 in loan funds available.

Staff Recommendation:

Staff recommends acceptance.

Advisory Board/Committee Review:

City of Texarkana, Texas

None

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-025 ATTH 01 Funding Agreement Award Letter (PDF)
- b. 2017-025 ATTH 02 Application revised 10.12.16 w-signed pages (PDF)
- c. 2017-025 Goals & Perspectives (DOCX)
- d. 2017-025 RES Approving Acceptance of HUD Section 108 Loan Guarantee Assistance (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	02/20/2017 11:29 AM		
Finance Department	Kristin Peebles	Finance Review	Completed 02/21/2017
10:21 AM			
Deputy City Manager - Shirley Jaster	Shirley Jaster	Deputy City Manager	
Review	Completed	02/21/2017 10:24 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	02/21/2017 10:41 AM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	02/21/2017 11:09 AM		
City Manager	John Whitson	City Manager Review	Completed 02/22/2017
11:13 AM			
City Council	Jennifer Evans	Meeting	Completed 02/27/2017
6:00 PM			

Meeting History



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

6.9.a

JAN - 4 2017

The Honorable Bob Bruggeman
Mayor, City of Texarkana
220 Texas Blvd.
Texarkana, TX 75501

Dear Mayor Bruggeman:

Congratulations! I am pleased to inform you that the City of Texarkana's (hereafter, the "City") request for loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, has been approved. Such assistance is to consist of the guarantee of notes or other obligations in the principal amount of \$1,429,000, plus interest thereon, which shall be issued to finance activities described in the City's application (B-15-MC-48-1000) for the Hotel Grim Lofts Project.

This offer of commitment ("Commitment") is subject, however, to the conditions specified in Item 8 of the Funding Approval (Form HUD-7082).

The first condition provides that in the event the City fails to submit notes or other obligations for inspection and guarantee by the Secretary of Housing and Urban Development ("HUD") before March 31, 2018, the Commitment will expire as of such date.

The second condition provides that the repayment schedule for the indebtedness evidenced by the notes or other obligations (the "Guaranteed Loan") must be acceptable to HUD.

The third condition provides that the City shall provide additional security for the Guaranteed Loan, and such additional security must be acceptable to HUD. The additional security shall be identified in the Contract for Loan Guarantee Assistance ("Contract"), specified at 24 CFR 570.705(b)(1), which will be signed by HUD at the time the notes or other obligations are guaranteed. The City's application and other supporting material identify the following additional security for the Guaranteed Loan: the City will collaterally assign its interest in a third party loan, secured by a lien on real property and improvements.

In addition, this condition provides that the Contract shall permit HUD to use existing pledged Community Development Block Grant ("CDBG") grants to prepay (or defease) the Guaranteed Loan if HUD determines that the pledge of future CDBG funds is insufficient to assure payment of amounts due thereunder. HUD reserves the right to require further security upon evaluation of the foregoing security arrangements. If necessary, the City may substitute other collateral security for the security described in the application (other than the pledge of CDBG funds), subject to HUD's approval of such substitution.

The fourth condition provides that prior to submitting notes or other obligations for inspection and guarantee by HUD, the City shall submit information required under Section 102(b) of the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531). This information shall be submitted on Form HUD-2880 to HUD's Fort Worth Regional Office. A copy of Form HUD-2880 is enclosed for this purpose.

The fifth condition provides that prior to submitting notes or other obligations for inspection and guarantee by HUD, the City must comply with the mandatory conditions for the HUD regulatory waiver granted by HUD with respect to the criteria for national objectives at 24 CFR 570.208(a)(3).

The sixth condition provides that the City is required to pay a fee of 2.59% of the principal amount of loan guaranteed under this Commitment to cover the credit subsidy costs as announced in the *Federal Register* on October 4, 2016 (81 FR 68297). This fee applies to all Section 108 guaranteed loan commitments issued in Fiscal Year 2017. The fee is applied only at the time of loan disbursements. The amount to be paid at that time is equal to 2.59% of the principal amount of the requested Guaranteed Loan advance. The fee may be paid directly by the City or, alternatively, it may be deducted from the Guaranteed Loan advance(s). If the fee is paid directly by the City, it may be paid from CDBG grant funds drawn down under the CDBG line of credit or with another source.

In addition to the special conditions cited above, the release of funds for the project to be carried out with loan guarantee assistance is conditioned upon compliance by the City with all applicable provisions of the HUD Environmental Review Procedures (24 CFR Part 58). The City is reminded that these Procedures include limitations on the commitment of HUD and non-HUD funds on an activity or project prior to HUD's approval of the request for release of funds and related certification of compliance with environmental requirements. Please refer to 24 CFR 58.22 for a description of the limitations and the entities to whom they apply.

Please furnish us, at the address specified below, your timetable for execution of the activities described in your application. These activities will be financed through a public offering of Section 108 guaranteed obligations. If you need funds prior to the next public offering, please notify HUD at the address below and instructions for obtaining interim financing will be provided.

Please execute the three enclosed copies of the Funding Approval (Form HUD-7082) and return two copies to the Department of Housing and Urban Development, Financial Management Division, Room 7180, 451 Seventh Street, S.W., Washington, D.C. 20410. One copy should be retained for your files. By signing the Funding Approval, the City's Grant Agreement for grant number B-15-MC-48-1000, as authorized by HUD on November 18, 2015, is amended to include loan guarantee assistance. The amended Grant Agreement thereby incorporates this new Funding Approval the City's loan guarantee application (B-15-MC-48-1000), and Subpart M of the block grant regulations governing loan guarantees, as well as such agreements, schedules, and other documentation required for submission or execution in connection therewith.

Please do not hesitate to reach out if we can support you in the use of your Section 108 guaranteed funds. Please contact Paul D. Webster, Director, Financial Management Division at (202) 402-4563, if you need assistance.

Sincerely,



Stanley Gimont, Deputy
Assistant Secretary for Grant
Programs (Acting)

Enclosures

Funding Approval/AgreementTitle I of the Housing and Community
Development Act (Public Law 930383)U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Community Development Block Grant Program

6.9.a

HI-00515R of 20515R

1. Name of Grantee (as shown in item 5 of Standard Form 424) City of Texarkana, Texas	3. Grantee's 9-digit Tax ID Number B-15-MC-48-1000	4. Date use of funds may begin (mm/dd/yyyy)
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424) 220 Texas Blvd. Texarkana, Texas 75501-1967	5a. Project/Grant No. 1 B-15-MC-48-1000	6a. Amount Approved
	5b. Project/Grant No. 2	6b. Amount Approved
	5c. Project/Grant No. 3	6c. Amount Approved

Grant Agreement: This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name)

Stanley Gimont

Grantee Name

City of Texarkana, Texas

Title

Deputy Assistant Secretary for Grant Programs (Acting)

Title

CITY MANAGER

Signature

Date (mm/dd/yyyy)

JAN - 4 2017

Signature

Date (mm/dd/yyyy)

01/30/2017

7. Category of Title I Assistance for this Funding Action
(check only one)

- ☐ a. Entitlement, Sec 106(b)
☐ b. State-Administered, Sec 106(d)(1)
☐ c. HUD-Administered Small Cities, Sec 106(d)(2)(B)
☐ d. Indian CDBG Programs, Sec 106(a)(1)
☐ e. Surplus Urban Renewal Funds, Sec 112(b)
☐ f. Special Purpose Grants, Sec 107
☒ g. Loan Guarantee, Sec 108

8. Special Conditions
(check one)

- ☐ None
☒ Attached

9a. Date HUD Received Submission
(mm/dd/yyyy)9b. Date Grantee Notified
(mm/dd/yyyy)9c. Date of Start of Program Year
(mm/dd/yyyy)

10. check one

- ☒ a. Orig. Funding
Approval
☐ b. Amendment
Amendment Number

11. Amount of Community Development

Block Grant

FY ()

FY ()

FY ()

a. Funds Reserved for this Grantee

b. Funds now being Approved

c. Reservation to be Cancelled
(11a minus 11b)

12a. Amount of Loan Guarantee Commitment now being Approved

\$1,429,000

12b. Name and complete Address of Public Agency

N/A

Loan Guarantee Acceptance Provisions for Designated Agencies:

The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.

12c. Name of Authorized Official for Designated Public Agency

N/A

Title

Signature

HUD Accounting use Only

Batch	TAC	Program	Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153											
	176											
			Y					Project Number		Amount		
			Y					Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)

Date Entered LOCCS (mm/dd/yyyy)

Batch Number

Transaction Code

Entered By

Verified By

24 CFR 570

form HUD-7082 (4/93)

Packet Pg. 390

Attachment: 2017-025 ATTH 01 Funding Agreement Award Letter (1613 : 2017-025 RES approving acceptance of HUD Section 108 Loan

8. Special Conditions.

- (a) In the event the public entity fails to submit notes or other obligations for inspection and guarantee by the Secretary of Housing and Urban Development (HUD) before **March 31, 2018**, the commitment will terminate and expire as of such date.
- (b) The repayment schedule for the public entity's debt obligation, as defined in 24 CFR 570.701, must be acceptable to the Secretary.
- (c) Pursuant to 24 CFR 570.705(b)(3), the public entity shall provide additional security for the Guaranteed Loan and such additional security must be acceptable to HUD. The additional security shall be identified in the Section 108 Contract for Loan Guarantee Assistance specified by 24 CFR 570.705(b)(1), which will be executed by HUD at the time the notes or other obligations are guaranteed.

The Contract shall also permit HUD to use pledged grants to prepay (or defease) the Guaranteed Loan if HUD determines that the pledge of future grants is insufficient to assure payment of amounts due thereunder.

- (d) Prior to submitting notes or other obligations for inspection and guarantee by HUD, the public entity shall submit information required under Section 102(b) of the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531). This information shall be submitted on Form HUD-2880 to HUD's Fort Worth Regional Office.
- (e) The City must comply with the mandatory conditions imposed under its approved request to waive a HUD regulatory provision for a national objective at 24 CFR 570.208(a)(3) and to apply the exception at 24 CFR 570.208(a)(3)(i) to the Hotel Grim Lofts Project. The conditions are below:
 - 1. The City must provide written notification to the Fort Worth Regional Office of its adoption and publication of its standards for determining affordable rents.
 - 2. The City must require the Developer to record a use restriction against the Project property that will impose a 10-year affordability requirement with respect to the Grim Hotel Lofts project, requiring at least 20 percent of the units to be occupied by LMI households at affordable rents. The Developer must record a use restriction against the Project property that will remain in effect for the full 10-year period.
 - 3. The City will conduct annual, on-site monitoring of the Project to verify compliance with the conditions for the duration of the affordability period.
 - 4. The City will provide HUD Financial Management Division (FMD) and the Regional Office a status report not later than 15 days from the end of each

quarter during the construction and lease-up period. The report will include status updates on construction completion, Section 108 funds disbursement, initial occupancy of LMI units, and any other information as required by the Regional Office. The Regional Office may also require the City to continue to provide these reports on an ongoing basis during the affordability period.

The actions required under conditions 1-2 must be completed prior to HUD's guarantee of a note or other obligation pursuant to a loan guarantee commitment for the Hotel Grim Lofts Project.

- (f) The public entity is required to pay a fee of 2.59% of the principal amount of the loan guaranteed under this Commitment to cover the credit subsidy costs as announced in the *Federal Register* on October 4, 2016 (81 FR 68297).

**APPLICANT COMPLETENESS GUIDE
SECTION 108 LOAN GUARANTEE PROGRAM
ENTITLEMENT PUBLIC ENTITIES
24 CFR §570.700 – §570.709**

SECTION I – GENERAL INFORMATION

Please ensure the submission includes:

- ☐ Standard Form 424 (form SF-424) – Application for Federal Assistance;
 - ☐ Applicant's congressional district(s); and
- ☐ Name, title, address, telephone and fax numbers, and e-mail of applicant contacts:

Chief elected official or chief executive officer

Name & Title: John Whitson, City Manger
 Organization: City of Texarkana
 Address (Street): 220 Texas Blvd
 Address (City/State/Zip): Texarkana. Texas 75501
 Phone & Fax: 903-798-3930 (O), 903.798.3448 (F)
 E-mail: john.whitson@txkusa.org

Staff contact

Name & Title: David Orr, Planning & Community Development Director
 Organization: City of Texarkana
 Address (Street): 220 Texas Blvd
 Address (City/State/Zip): Texarkana, Texas 75501
 Phone & Fax: 903-798-3902 (O), 903-798-3913
 E-mail: david.orr@txkusa.org

Consultant contact (If applicant has designated a consultant as principal contact)

Name & Title: Mattye Gouldsby Jones
 Organization: Coats/Rose
 Address (Street): Two Lincoln Centre, 5420 LBJ Freeway #600
 Address (City/State/Zip): Dallas, Texas 75240
 Phone and Fax: 972.982.8453
 E-mail: MJones@coatsrose.com

SECTION II – THE APPLICATION

- ❑ **Citizen Participation Requirements (570.704(a)).** Provide a brief description of how the public entity met all presubmission and citizen participation requirements before submission of the application for loan guarantee assistance to HUD.

The City of Texarkana, Texas assures compliance with HUD's citizen participation regulations applicable to CDBG and Section 108, as cited at **24 CFR §570.704(a)(2)** consistent with its citizen participation plan. The Texarkana, Texas City Council held a public hearing and approved submission of the Section 108 Loan Guarantee Application for loan funds for the Hotel Grim Lofts project at its August 10, 2015 meeting.

The City of Texarkana, Texas will have complied with all pre-submission and citizen participation requirements as required in its Citizen Participation Plan and Part 570.704(a) upon submission of the application for a Section 108 Loan for the Grim Lofts Project including all required participation of the public, affected citizens, potential beneficiaries, and the community at large.

The City has developed strong links between representatives of the low and moderate-income community's public service agencies, public housing agency, educational institutions, health facilities and the business community for the purpose of developing an ongoing strategic plan for reinvestment in the low income communities. Citizens of Texarkana have clearly communicated their desire to redevelop the Hotel Grim; consequently, the City anticipates widespread support of the application.

The City is preparing the application appropriately, in accordance with the Consolidated Plan and Citizen Participation Plan, providing sufficient detail for each activity and for each national objective, describing the location, and allowing citizens to determine how they will be impacted by the decisions being made. Program income will also be included in loan calculations.

The application will be published community-wide as required. Additional information will be available on the City's website or by contacting the office of Planning and Community Development. All public comments will be considered and included in the application.

Once the application is finalized, the City will follow all appropriate procedures to amend the 2013-2017 Consolidated Plan, which will include the completed application. In addition to the Public Hearing requirements of the City's Citizen Participation Plan, the City has held a series of public hearings at different stages of the project's development.

- ❑ **Statement of Community Development Objectives (570.704(a)(1)(i)(A)).** Provide the statement of community development objectives in the Consolidated Plan to be achieved by use of Section 108 funds (Also provide the citation of the objectives in the Consolidated Plan).

The City of Texarkana, Texas intends to use the proceeds of a Section 108 Loan from the

10/2015

Department of Housing and Urban Development (HUD) to meet essential community development objectives as outlined in the 2013-2017 Consolidated Plan as approved by the City Council of Texarkana, Texas, the City's Citizen Participation Plan, and the Department of Housing and Urban Development. The key Community Development Objectives to be addressed with this Section 108 Loan are to meet the CDBG LOW & MODERATE INCOME PERSONS HOUSING (LMH) National Objective.

This project will help achieve the community development objectives stated in the 2013-2017 Consolidated Plan by reducing barriers to affordable housing – 91.215(h) by increasing the availability of decent affordable single-family units and affordable rental properties. The intent to apply for Section 108 Loans to bolster redevelopment in downtown/7th Street Corridor and Beverly neighborhood was stated under expected/anticipated resources in the Consolidated Plan. Furthermore, the City's Consolidated Plan identified the most common housing issues in Texarkana are associated with cost burden problems where renters have housing costs that exceed 30% of household income (Consolidated Plan p.38). This project will help achieve community development objectives stated in the plan by increasing the number of affordable rental units in the downtown target revitalization area.

This project will meet the National Objective of primary benefit to low and moderate income persons in accordance with CFR 570.208 (a)(3), and the Criteria for Public Benefit is expected to be met by providing housing to residents in the area. Furthermore, this building is located within a low to moderate income individual qualifying PY 2014 - PY 2015 census tract area (Tract 105, 48037010500) and geographic target priority area (Tract 105, 48037010500) identified in the Consolidated Plan.

❑ **Project Description.**

Project Background

Restoration and redevelopment of the historic Hotel Grim built in 1925 originally as an eight-story hotel. The building contains 103,200 square feet and when built, was the second tallest structure in Texarkana. The iconic building is strategically located on State Line Avenue on the Texas and Arkansas border. The proposed project will preserve the historic elements of the building while completely updating the property.

Proposed Project

The Hotel Grim Lofts is a mixed use historic preservation project involving residential space in downtown Texarkana. The goal is to redevelop the hotel with 98 housing units and commercial space on the first level. The financing plan is to use 108 funds from HUD along with federal and state historic credits, an EPA cleanup loan, conventional debt, and any other eligible sources. The proposal is for market apartments with apartments set aside for affordable family. Section 108 funds will only be used to finance housing rehabilitation for the 20 LMI units and will include 1 and 2 bedroom units. The financial information disclosed hereto including the pro forma, sources and uses include the 20 units to be leased to Low-Mod income families and 78 units to market rate income families or non-LMI. The units will be the same for LMI and market rate

10/2015

individuals and families. The breakdown of LMI unit size includes 7 efficiency units, 6 one bedroom units and 7 two bedroom units.

- Describe the project structure and participants (as applicable), including:
 - The name of the applicant public entity, or its designated public agency (if applicable), that will act as a borrower and issue the debt obligations (570.704(b)(2));

City of Texarkana, Texas

- Amount of Section 108 assistance sought (May not exceed 5 times the CDBG allocation and should be in \$1,000 increments) (570.705(a)(2));

FY 2015 Annual Allocation is $\$298,560 \times 5 = \$1,492,000$

- The entity that will undertake the project;

Grimm Lofts, LLC

- The principal developer or business;

Jim Sari and Mark Bouldin

- Who will provide equity;

Federal Historic Tax Credits (Federal & State)

- Who will own the assets upon completion, including land and improvements; and

Jim Sari 50% ownership and Mark Bouldin 50% ownership

- The types of businesses that will be assisted.

Creation of additional LMH residential space

- **Section 108 Program Fees (570.704(a)(1)(i)(D)).**

- *See Federal Register notice for current fee amount.*

FY 2016: 2.59% of principal amount of the loan

- A description of any CDBG funds, including guaranteed loan funds and grant funds, that will be used to pay fees required under 570.705(g). The description must include an estimate of the amount of CDBG funds that will be used for this purpose.

Program fees will be deducted from the loan and the planned use will be included in the consolidated plan. Per HUD field office, City will rely on further guidance on this in the future that provides the actual mechanics of the fee.

- *If the applicant will use grant funds to pay required fees, it must include this planned use of grant funds in its consolidated plan; therefore, the description must state that the planned use of grant funds has been included in the consolidated plan.*
- *Pursuant to 570.712, the fees are payable from the grant allocated to the issuer pursuant to the Act (including program income derived therefrom) or from other sources, but are only payable from guaranteed loan funds if the fee is deducted from the disbursement of guaranteed loan funds.*
- **Environmental Review (570.704(d)).** Provide a brief description on the status of the environmental review procedures for the release of funds for the project (24 CFR Part 58).

The City of Texarkana is following 24 CFR Part 58 Environmental Review Procedures as required in accordance with the National Environmental Policy Act (NEPA). A Phase I Petroleum Assessment was completed for the project on September 18, 2014 and a Phase II Petroleum Assessment was completed on May 27, 2015. State Historic Preservation Office has reviewed and approved this site for eligible state and federal tax credits. A copy of their review will be provided. No funds will be dispersed prior to environmental clearance, and it is understood that any physical development hard costs undertaken prior to environmental clearance cannot be reimbursed through Section 108.

- **Displacement, relocation, acquisition, and replacement of housing (570.704(e)).** If applicable, describe how the public entity assisted will comply with displacement, relocation, acquisition, and/or replacement of low and moderate income housing activities to be undertaken in connection with the project (570.606).

N/A

- **Labor Standards.** Please note that each project assisted is subject to the provisions of 24 CFR Part 70 (570.707).

The City of Texarkana is knowledgeable of and will comply with the Davis- Bacon Act and with Section 3 Requirements. The City has established partnerships with local businesses to expand opportunities for local residents as part of its efforts to strengthen the local economy.

- **Project Implementation Schedule.** Indicate the estimated project schedule, including expected date when Section 108 permanent/interim financing is needed for project costs. Identify each major task/activity associated with implementing the project and provide the projected begin and completion dates. The following is a sample format:

Major Tasks/Activities	Begin Date	End Date
1. EPA RLF Funding (Phase I & II Assessments complete)	July 1, 2014	October 1, 2015
2. Historic Tax Credits (State & Federal)	July 1, 2014	November 1, 2015
3. HUD CDBG 108 Loan	May 1, 2016	October 10,

10/2015

		2016
4. Developer Bank Loan (Churchill Stateside Group)	October 10, 2016	November 10, 2016
5.		

- **Statement of Sources and Uses.** Indicate all project financial sources and related dollar amounts including the Section 108 and owner/developer equity and all principal project cost components (uses) and related dollar amounts.

The City of Texarkana, Texas proposes to lend the developer \$1,492,000 in Section 108 Loan funds for the following purposes:

Sources:	Amount
Section 108 Loan	\$1,492,000
EDI or BEDI Grant	\$0
Other – City Housing Fund	\$458,000
Other – EPA RLF	\$650,000
Federal Historic Tax Credits	\$2,008,107
State Historic Tax Credits	\$2,510,134
Owner / Developer Equity	\$5,870,000
Other – Deferred	\$259,000
Total Sources:	\$13,247,241

Uses:	Amount
Project Cost - Land	\$ 50,000
Project Cost - Building	\$ 450,000
Project Cost – Site work	\$ 400,000
Project Cost – Building Rehab	\$ 8,400,000
Project Cost - Fees	\$ 3,947,000
Total Uses:	\$13,247,200

- **Budget.** Clearly indicate all project costs, identify the eligible activities to be carried out with Section 108 assistance, and national objective(s) to be met (see national objective codes listed below), along with the budgeted amounts for each activity. The following is a sample format:
- *Note: Guaranteed loan funds may not be used to reimburse the CDBG program account or line of credit for costs incurred by the public entity or designated public agency and paid with CDBG grant funds or program income (570.703).*

Eligible Activity	\$Section 108	\$EDI/ BEDI	\$CDBG	\$Equity/ Other	*National Objective (See codes below)
Acquisition of improved or unimproved real					

property in fee or by long-term lease, including acquisition for economic development purposes (570.703(a))					
Rehabilitation of real property owned or acquired by the public entity or its designated public agency (570.703(b))					
Payment of interest on 108 loan obligations (570.703(c))					
Relocation costs of 108-assisted activity (570.703(d))					
Clearance, demolition and removal of buildings and improvements on real property acquired or rehabilitated pursuant to (a) acquisition and (b) rehabilitation, except where necessary to carry out other eligible 108 activity (570.703(e))					
Site preparation, including construction, reconstruction, or installation of public or other site improvements, utilities, or facilities (other than buildings) or remediation of properties, which is: (1) related to the redevelopment or use of the real property acquired or rehabilitated pursuant to (a) acquisition and (b) rehabilitation or (2) for an economic development purpose(570.703(f))					
Payment of 108 issuance, underwriting, servicing, trust administration, and other costs associated with private sector financing (570.703(g))					
Housing rehabilitation eligible under 570.202 (570.703(h))	\$1,492,000				LMH
Economic development eligible under 570.203 (570.703(i)(1))					
Economic development as "community economic development" eligible under 570.204 (570.703(i)(2))					
Construction of housing by nonprofit organizations (570.703(j)) [Discontinued]					
108 debt service reserve to be used in accordance with requirements specified in the contract (570.703(k))					
Acquisition, construction, reconstruction, rehab or historic preservation, or installation of public facilities to the extent eligible under 570.201(c), including public streets, sidewalks, other site improvements and public utilities, and environmental remediation (570.703(l))					
Public works, site or other improvements in colonias (570.703(m))					
Payment of fees charged by HUD pursuant to 570.712 (570.703(n))					
Total Budget:	\$1,492,000	\$	\$	\$	LMH

❑ **National Objective Compliance (570.704(b)(1)).**

- Provide a description of how each of the eligible activities to be carried out with Section 108 funds will meet a CDBG national objective and indicate which national objective the activities will meet.

The housing rehabilitation eligible activities will meet LMI Housing National Objective by providing for permanent residential structures for LMI qualified households. For compliance with the CDBG LMI Housing National Objective, the project will adopt an affordability standard for rent (typically no more than 30 percent of income and provide income verification as well). Also, the project set rent limits similar to FMRs for the area and ensure 51% of the assisted units are occupied by LMI households.

The 20 housing units to be leased to Low-Mod income families will include a 5 year affordability period. The units will be the same for LMI and market rate individuals and families. The breakdown of LMI unit size includes 7 efficiency units, 6 one bedroom units and 7 two bedroom units.

Additionally, an affirmative fair housing marketing plan will be provided prior to closing. Quest Assets Management, Inc will oversee the intake, re-exam and provide documentation to the City that the affordability requirements are met.

- If the application proposes multiple activities with multiple national objectives, tie each eligible activity to a national objective.

National Objectives	Citation	*Code
Low- and moderate-income persons – area benefit	570.208(a)(1)	LMA
Low- and moderate-income persons – limited clientele	570.208(a)(2)	LMC
Low- and moderate-income persons – housing	570.208(a)(3)	LMH
Low- and moderate-income persons – job creation or retention	570.208(a)(4)	LMJ
Prevention or elimination of slums or blight – area basis	570.208(b)(1)	SBA
Prevention or elimination of slums or blight – spot basis	570.208(b)(2)	SBS
Prevention or elimination of slums or blight – urban renewal	570.208(b)(3)	SBR
Urgent need/imminent threat	570.208(c)	URG

- **Generic Application Screening Activities & Guidelines for Evaluating and Selecting Economic Development Projects: Underwriting & Public Benefit Standards (570.209).**

In evaluating the proposed project's use of the Section 108 Economic Development Loan Fund, the City used the following criteria.

Project Management

The City of Texarkana, Texas Planning & Community Development Department administers the 108 Loan Fund. The Planning & Community Development Community Development Director & CDBG Administrator under technical assistance provided by a third-party consultant completed underwriting due diligence. Below are the underwriting standards for City of Texarkana, Texas Section 108 Loan Fund.

National Objective

All loans shall meet a national objective as specified in 24 CFR 570.208. No loan shall be approved without verification of compliance with the national objective requirements, specified in 24 CFR 570.208, by the Fort Worth Regional Office of the United States Department of Housing and Urban Development.

Eligibility

In addition to meeting one of the program's National Objectives all projects assisted through the loan fund must fall within one of the eligible activities.

Financial Underwriting

The loan shall be evaluated based on:

1.) Ability to Repay

Projects to be funded will have at least a 1:1 projected debt coverage ratio.

2.) Collateral

Projects to be funded should have a loan to value ratio of not greater than 80 percent and the value should be supported by an appraisal prior to funding. In certain cases outside guarantees may suffice for additional collateral.

3.) Development Team Capacity and Experience

Projects funded shall have a development team that has both the capacity and experience to complete the project as demonstrated by past projects and financial strength.

4.) Developer Commitment

Developer commitment can take many forms. While each project is likely to be different the forms of developer commitment that can be expected include: adequate equity, guarantees of completion, guarantees to fund shortfalls or guarantees of minimum cash flow.

5.) Character

Projects to be funded should have developers with good credit histories, demonstrated integrity, and quality references.

- ❑ If any of the following five items are applicable, prepare and attach a narrative on the issues:
 - ❑ **Generic application.** If the application is generic in nature, (e.g., use of Section 108 as

economic development loan fund where specific businesses to be assisted have not yet been identified) describe the types of activities to be carried out and the criteria which the applicant will use to screen activities for assistance. N/A

- ❑ **Generic special economic development (570.703(i)(1)).** If the application is for generic special economic development activities, provide a summary of the process established to complete basic financial underwriting of the project(s) and a public benefit evaluation in accordance with 570.209(a), (b) and Appendix A to Part 570. N/A
- ❑ **Single special economic development (570.703(i)(1)).** If the application is for a single special economic development activity, summarize the basic information used for the financial underwriting of the project and for the public benefit evaluation in accordance with 570.209(a), (b) and Appendix A to Part 570. N/A
- ❑ **Generic CBDO community economic development (570.703(i)(2)).** If the application is for generic community economic development activities carried out by a CBDO that would otherwise be eligible under 570.203, were it not for the involvement of the CBDO, provide a summary of the process established to complete basic financial underwriting of the project(s) and a public benefit evaluation in accordance with 570.209(a), (b) and Appendix A to Part 570. N/A
- ❑ **Single CBDO community economic development (570.703(i)(2)).** If the application is for a single special economic development activity carried out by a CBDO that would otherwise be eligible under 570.203, were it not for the involvement of the CBDO, summarize the basic information used for the financial underwriting of the project and for the public benefit evaluation in accordance with 570.209(a), (b) and Appendix A to Part 570. N/A
- ❑ **Section 108 Loan Repayment Source (570.704(b)(2)).** Identification of proposed Section 108 loan repayment source. Examples of sources of repayment may include one or a combination of the following:
 - ❑ CDBG funds
 - ❑ Program income
 - ✓ Other local sources, etc. (describe other sources)

Developer will repay the City with project revenue. The loan repayment schedule is detailed below and is proposed to include a 5 year interest only period with payments thereafter to include \$99,466.67 annually in principle. The justification for the 5 year interest only is for an extended construction and lease up period to meet the proposed pro forma.

- ❑ **Section 108 Loan Repayment Schedule (570.704(b)(2)).** Identification of proposed Section 108 repayment schedule. The term may not exceed twenty years (570.705(f)); the schedule should show principal only; and principal amounts must be in \$1,000 increments.

Year	Principal	Year	Principal	Year	Principal	Year	Principal
------	-----------	------	-----------	------	-----------	------	-----------

1	Interest Only	6	\$99,466.67	11	\$99,466.67	16	\$99,466.67
2	Interest Only	7	\$99,466.67	12	\$99,466.67	17	\$99,466.67
3	Interest Only	8	\$99,466.67	13	\$99,466.67	18	\$99,466.67
4	Interest Only	9	\$99,466.67	14	\$99,466.67	19	\$99,466.67
5	Interest Only	10	\$99,466.67	15	\$99,466.67	20	\$99,466.67

- ❑ **Additional Security Requirements (570.705(b)(3)).** Applicant must pledge its existing and future CDBG entitlement amounts. Applicant may identify proposed additional security beyond pledge of CDBG funds, as applicable. Examples of security may include one or a combination of the following:
 - ✓ The asset financed with the Section 108 funds
 - ✓ A first or second lien on real property (HUD 108 2nd Lien position)
 - ❑ A lien on machinery or equipment
 - ❑ Debt service reserves
 - ❑ The pledge of an income stream
 - ❑ A pledge of future tax increments
- ❑ **Other security (describe other security)**
- ❑ **Other Supporting Documents and Exhibits.** Provide any supporting documents and exhibits that may further describe project details.
 - ✓ Location maps
 - ✓ Project photographs
 - ✓ Financial projections and analysis (pro forma financial statements, etc.)
 - ✓ Location Map
 - ✓ Resume and Qualifications of Developers/Owners
 - ❑ Evidence of site control
 - ❑ Business plan and market analysis
 - ❑ Appraisal

SECTION III – SECTION 108 CERTIFICATIONS

- ❑ **Section 108 Certifications (570.704(b)).** Standard CDBG certifications are not acceptable. Applicant should submit the Section 108 certification forms. Preferably, each certification will be individually executed but certifications included as part of application submitted with original signature of appropriately authorized official are acceptable.
 - ✓ Certification of legal authority to pledge CDBG grants required under 570.705(b)(2) (570.704(b)(3));
 - ✓ Certification of efforts to obtain “other financing” (570.704(b)(4));
 - ✓ Statement regarding lobbying (570.704(b)(7)); and
 - ✓ Public Entity Certifications 570.704(b)(8).

Application for Federal Assistance SF-424

Version 02

***1. Type of Submission:**

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

***2. Type of Application**

- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s)

*Other (Specify) _____

3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

B14MC481000

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Texarkana, Texas

*b. Employer/Taxpayer Identification Number (EIN/TIN):

75-6000689

*c. Organizational DUNS:

062929187

d. Address:

*Street 1: P.O. Box 1967

Street 2: _____

*City: Texarkana

County: Bowie

*State: Texas

Province: _____

*Country: USA

*Zip / Postal Code 75504-1967

e. Organizational Unit:

Department Name:

Planning & Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.

*First Name: David

Middle Name: W.

*Last Name: Orr

Suffix: Jr.

Title: Director of Planning & Community Development

Organizational Affiliation:

City of Texarkana, Texas

*Telephone Number: (903) 798-3902

Fax Number: (903) 798-3913

*Email: david.orr@txkusa.org

Attachment: 2017-025 ATTH 02 Application revised 10.12.16 w-signed pages (1613 : 2017-025 RES approving acceptance of HUD Section 108

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

Municipality

***10 Name of Federal Agency:**

Housing & Urban Development Community Development Block Grant Section 108 Loan Fund

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Housing & Community Development CDBG Section 108 Loan Program

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

***15. Descriptive Title of Applicant's Project:**

Hotel Grim Lofts is a mixed use historic preservation project involving residential space in downtown Texarkana. The goal is to redevelop the hotel with 92 housing units and commercial space on the first level. The financing plan is to use 108 funds from HUD along with federal and state historic credits, an EPA cleanup loan, conventional debt, and any other eligible sources. The proposal is for market apartments with apartments set aside for affordable family and senior housing. The proposal is to have a condominium legal structure on the first two floors which will include the spaces for the units to be leased to Low-Mod income families (Condo #1) and floors 3-8 will be a separate legal condominium structure leasing units to market rate income families (Condo #2).

Attachment: 2017-025 ATTH 02 Application revised 10.12.16 w-signed pages (1613 : 2017-025 RES approving acceptance of HUD Section 108

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: TX-004

*b. Program/Project: TX-004

17. Proposed Project:

*a. Start Date: 10/1/2015

*b. End Date: 09/30/2018

18. Estimated Funding (\$):

*a. Federal	1,492,000.00
*b. Applicant	0.00
*c. State	0.00
*d. Local	11,398,000.00
*e. Other	0.00
*f. Program Income	0.00
*g. TOTAL	\$12,890,000.00

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E. O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. *First Name: John

Middle Name: A

*Last Name: Whitson

Suffix:

*Title: City Manager

*Telephone Number: (903) 798-3900

Fax Number:

* Email: john.whitson@txkusa.org

*Signature of Authorized Representative:



*Date Signed: 4 MAY 16

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

Certification A

Entitlement Public Entity Certifications

In accordance with the Housing and Community Development Act of 1974, as amended, (the "Act") and with **24 CFR §570.704 (b)(8)**, public entity certifies that:

(i) It possesses the legal authority to submit the application for assistance under 24 CFR Part 570, Subpart M ("Subpart M") and to use the guaranteed loan funds in accordance with the requirements of Subpart M.

(ii) Its governing body has duly adopted or passed as an official act a resolution, motion or similar official action authorizing the person identified as the official representative of the public entity to submit the application and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the public entity to act in connection with the application to provide such additional information as may be required.

(iii) Before submission of its application to HUD, the public entity has:

A) Furnished citizens with information required by **24 CFR §570.704(a)(2)(i)**;

B) Held at least one public hearing to obtain the views of citizens on community development and housing needs; and

C) Prepared its application in accordance with **24 CFR §570.704(a)(1)(iv)** and made the application available to the public.

(iv) It is following a detailed citizen participation plan which meets the requirements described in **24 CFR § 570.704(a)(2)**.

(v) The public entity will affirmatively further fair housing, and the guaranteed loan funds will be administered in compliance with:

i. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d *et seq.*); and

ii. The Fair Housing Act (42 U.S.C. 3601-20).

(vi) In the aggregate, at least 70 percent of all CDBG funds, as defined at **24 CFR §570.3(c)**, to be expended during the one, two, or three consecutive years specified by the public entity for its CDBG program will be for activities which benefit low and moderate income persons, as described in criteria at **24 CFR §570.208(a)**.

(vii) It will comply with the requirements governing displacement, relocation, real property acquisition, and the replacement of low and moderate income housing described in **24 CFR §570.606**.

(viii) It will comply with the requirements of **24 CFR §570.200(c)(2)** with regard to the use of special assessments to recover the capital costs of activities assisted with guaranteed loan funds.

- (ix) (Where applicable, the public entity may also include the following additional certification.) It lacks sufficient resources from funds provided under Subpart M or program income to allow it to comply with the provisions of §570.200(c)(2), and it must therefore assess properties s owned and occupied by moderate income persons , to recover the guaranteed loan funded portion of the capital cost without paying such assessments in their behalf from guaranteed loan funds.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

4 MAY 16

Certification B

Certification of Efforts to Obtain Other Financing

The City of Texarkana, Texas hereby assures and certifies with respect to its application for a loan guarantee pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, that it has made efforts to obtain financing for the activities described herein without the use of such guarantee, it will maintain the documentation of such efforts for the term of the loan guarantee, and it cannot complete such financing consistent with timely execution of the project without such guarantee.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

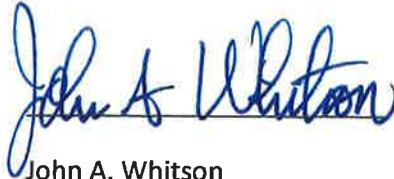
4 MAY 16

Certification C

Certification of Legal Authority to Pledge Grants

The public entity hereby certifies and assures with respect to its application for a loan guarantee pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, that it possesses the legal authority to make the pledge of grants required under 24 CFR 570.705(b)(2).

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

4 MAY 16

Certification Regarding Drug-free Workplace Requirements

The certification set out below is a material representation upon which reliance is placed by the U.S. Department of Housing and Urban Development in awarding the loan guarantee assistance. If it is later determined that the public entity knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the U.S. Department of Housing and Urban Development, in additions to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

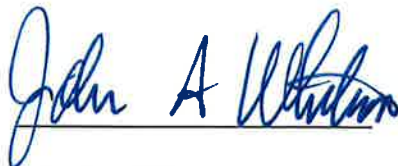
Certification

A. The public entity certifies that it will provide a drug-free workplace by:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the public entity's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- b. Establishing a drug-free awareness program to inform employees about-

- (1) The dangers of drug abuse in the workplace;
 - (2) The public entity's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the activities undertaken with the loan guarantee assistance be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the loan guarantee, the employee will -
- (1) Abide by the terms of the statement; and
 - (2) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

4 MAY 16

Certification E**Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions**

(1) The prospective primary participant certifies to the best of its knowledge and belief ,
that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

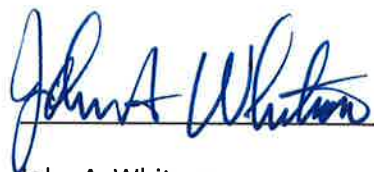
(b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction ; violation of Federal or State antitrust statutes or commission of embezzlement , theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause of default.

(2) Where the prospective primary participant is unable to certify to any of the statements in this certification , such prospective participant shall attach an explanation to this proposal.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:

4 MAY 16

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

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

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signed:



John A. Whitson
City Manager, ICMA-CM

Date:



Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signed:



John A. Whitson

City Manager, ICMA-CM

Date:

4 MAY 16

RESOLUTION NO. 2015 - 080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING THE HOTEL GRIM REDEVELOPMENT PROJECT AND COMMITTING FUNDING IN THE FORM OF A CDBG SECTION 108 LOAN, EPA REVOLVING LOAN, AND/OR OTHER FUNDING MUNICIPAL LOAN FUNDS TO SARI AND COMPANY FOR THE PURPOSE OF REDEVELOPING THE GRIM HOTEL; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Texarkana, Texas (the "City") has been apprised of the redevelopment plans for the Hotel Grim into a mixed use development in downtown Texarkana; and

WHEREAS, the Council of Development Finance Agencies (CDFA) Response Team has visited the city and prepared a report regarding recommendations for public financing strategies for the project; and

WHEREAS, the City Council of the City of Texarkana, Texas acknowledges the historical and economic significance of the Hotel Grim to the City, and is in support of the redevelopment of the property as market rate apartments and commercial space; and

WHEREAS, Sari & Company, a developer of historic properties is submitting applications for State and Federal Historic Preservation Tax Credits to the Texas Historical Commission and the National Park Service to be used for the redevelopment of the Hotel Grim; and

WHEREAS, the City Council of the City of Texarkana, Texas supports the applications for State and Federal Historic Preservation Tax Credits, and is willing to commit project funding in the form of a CDBG Section 108 Loan, EPA Revolving Loan, and/or other municipal loan funds contingent upon the award of the Historic Preservation Tax Credits.

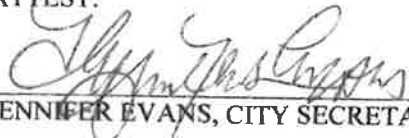
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the City Council of the City of Texarkana, Texas, hereby approves the support of the Historic Preservation Tax Credits by Sari & Company to be used for the redevelopment of the Hotel Grim into market rate apartments and commercial space; and approves the submission of loan request applications to appropriate agencies for HUD CDBG Section 108 Loan Funds, EPA Brownfield Revolving Loan Funds, or other municipal loan programs to the Grim Hotel redevelopment project.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 10th day of August, 2015.

ATTEST:


JENNIFER EVANS, CITY SECRETARY


BOB BRUGGEMAN, MAYOR

4:37 p.m.



CITY OF
TEXARKANA
TEXAS

P.O. Box 1967
Texarkana, TX 75504
Phone (903) 798-3900

May 5, 2016

Ms. Shirley Henley, Director
Fort Worth Regional Office, Region VI
U.S. Department of Housing and Urban Development
801 Cherry Street, Unit #45, STE. 2500
Fort Worth, Texas 76102

Dear Ms. Henley:

The City of Texarkana, Texas is pleased to submit an application for a Section 108 Loan Guarantee Program loan. If approved, this loan will provide low to moderate income housing in downtown Texarkana through the revitalization of the Hotel Grim building.

If you have any questions or need additional information about this application, please contact me at 903.798.3902. I appreciate your assistance and look forward to working with you and your staff on this endeavor.

Sincerely,

David W. Orr
Director of Planning & Community Development

Enclosure

Attachment: 2017-025 ATTH 02 Application revised 10.12.16 w-signed pages (1613 : 2017-025 RES approving acceptance of HUD Section 108

What are the most common housing problems?

There are 14,200 households in Texarkana, Texas, a decrease of 6% from the time of the 2000 Census. The most common housing problems in Texarkana are cost burden problems where renters and owners have housing costs that exceed either the greater than 30% of household income or 30% of household income.

One thousand four hundred and five renter households have a housing cost burden greater than 50% of income. Of those, 1,050 households have income in the range of 0-30% of Area Median Income, with 290 households in the 31-50% of AMI, and 65 in the range of 51-80% of AMI. For home owners, the most common problem is in having a housing cost burden greater than 30% of Area Median Income with 75 in the range of 0-30% of Area Median Income, 170 households in the 31-50% of AMI, and 480 in the range of 51-80% of AMI and 195 in the 81-100% of AMI.

Taken together, the most common housing problem in Texarkana is a cost burden greater than 30% of income with 3,940 of renter and owner households at 80% or less of Area Median Income paying more than 30% of household income on housing.

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

Renters characterized as Small Related Renter households, a household of at least one adult where the members of the household are related to one another, with a cost burden exceeding 50% of income are statistically the household type most often affected by at least one housing problem.

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

Low-income individuals and families with children, especially those who are extremely low-income, most frequently have one or more of the Four Housing Problems, or Four Severe Housing Problems. They are more likely to be elderly, a large family, unemployed, or have significant illness or disability in the household. In Texarkana, these at-risk households are more likely to be Black/African American. Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance are in great peril of returning to a shelter at the termination of their assistance if they have not achieved long-term improvements in income levels or resolved the issues that originally led to the former homeless state. They are not eligible for additional

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☒ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☒ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☒ Maintain Fiscal Strength ☒ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other:

RESOLUTION NO. 2017 – 025**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING ACCEPTANCE OF THE HUD SECTION 108 LOAN GUARANTEE ASSISTANCE IN THE AMOUNT OF \$1,429,000; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the U. S. Department of Housing and Urban Development has provided the City of Texarkana, Texas, with Section 108 Loan Guarantee Assistance for the redevelopment of the Hotel Grim located at 301 N. State Line Avenue; and

WHEREAS, the amended draft 2013-2017 Consolidated Plan and amended draft 2016 Action Plan reflect budget amendments that include the addition of these funds; and

WHEREAS, the City Council recognizes the public benefit from downtown revitalization.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the City Manager is hereby authorized to accept HUD Section 108 Loan Guarantee Assistance in the amount of \$1,429,000.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of April, 2017**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Update Date: 2/20/2017 10:59 AM

Briefing Sheet

	Public	Second	Council
Briefing: 3/27/2017	Hearing: 2/27/2017	Briefing: March 13, 2017	Vote: 3/27/2017

Schedule 1: Brief twice - vote once (six weeks)

NOT APPLICABLE

Bids were received Tuesday, January 24, 2017 for the Millwood Water Treatment Plant (WTP) Settling Basin Concrete Repairs Project. Six (6) contractors picked up bid packages for the project and two bids were received. Mid-Continental Restoration Company, Inc of Fort Worth, Texas was the apparent low bidder with a low bid of \$99,970.00. Funds are available for this project in the Utility's 2016-2017 Budget in the Millwood Depreciation Fund. The project will consist of repairing several areas of deteriorated concrete and cracks on the settling basins at our Millwood WTP in Ashdown, Arkansas. There will be a total of 540 linear feet of crack sealant and 136 square feet of spalled area repairs. Mid-Continental Restoration Company, Inc has satisfactorily completed several jobs for the Utility including the Wright Patman North Clearwell Concrete Repairs and the Wright Patman WTP Settling Basin Crack Repairs.

- None

This project will repair several areas of spalled/deteriorated concrete and cracks on the settling basins at the Millwood WTP in Ashdown, Arkansas. The repairs will not only help extend the life of the basins, but will help improve the functioning of the water treatment plant. Funds are available in the Millwood Depreciation Fund. The Texas portion of this project is \$62,611.21.

Utility staff recommends approval.

City of Texarkana, Texas

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-010 RES Millwood WTP Settling Basin Repairs (DOCX)
- b. 2017-010 ATTH01 Millwood WTP Basin Repairs (DOC)
- c. 2017-010 ATTH02 Millwood WTP Basin Repairs (PDF)
- d. 2017-010 Goals & Perspectives (DOCX)

Staff Coordination

Water Utilities	Gary Smith	Department Head Review	Completed	
	02/01/2017 10:02 AM			
Water Utilities	Jim Cornelius	Review	Completed	02/01/2017
10:09 AM				
Water Utilities	JD Phillips	Review	Completed	02/01/2017
10:14 AM				
Public Information Officer		Lisa Thompson	PIO Review	Completed
	02/01/2017 10:19 AM			
City Manager	John Whitson	City Manager Review	Completed	02/05/2017
4:45 PM				
City Council	Jennifer Evans	Meeting	Completed	02/13/2017
6:00 PM				

Meeting History

02/13/17	City Council	MOVED FORWARD	Next: 02/27/17
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RESOLUTION NO. 2017-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH MID-CONTINENTAL RESTORATION COMPANY, INC. OF FORT WORTH, TEXAS FOR THE MILLWOOD WTP SETTLING BASIN CONCRETE REPAIRS, IN AN AMOUNT WITH THE TEXAS PORTION NOT TO EXCEED SIXTY TWO THOUSAND SIX HUNDRED ELEVEN AND 21/100 DOLLARS (\$62,611.21) AND THE TOTAL AMOUNT NOT TO EXCEED NINETY NINE THOUSAND NINE HUNDRED SEVENTY AND 00/100 DOLLARS (\$99,970.00); AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on January 24, 2017, two (2) bids were received, a copy of which is attached hereto as **ATTH01**, by Texarkana Water Utilities for the Millwood WTP – Settling Basin Concrete Repairs Project which will consist of repairing several areas of deteriorated concrete and cracks on the settling basins at the Millwood Water Treatment Plant in Ashdown, Arkansas; and

WHEREAS, the project will consist of repairing approximately 540 linear feet of cracks and 136 square feet of spalled/deteriorated concrete and related appurtenances; and

WHEREAS, the lowest and best bid by a responsible vendor for this project was submitted by Mid-Continental Restoration Company, Inc. of Fort Worth, Texas, a copy of which is attached hereto as **ATTH02** in an amount not to exceed \$99,970; and

WHEREAS, funds are currently available in the Texarkana Water Utilities 2015-2016 Budget in the Millwood Depreciation Fund in the amount of \$99,970 with the Texas portion being \$62,611.21.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

SECTION 1: That the lowest and best bid by a responsible vendor, submitted by Mid-Continental Restoration Company, Inc. of Fort Worth, Texas, a copy of which is attached hereto as **ATTH02** be and is hereby approved in an amount with the Texas portion not to exceed \$62,611.21 and the total amount not to exceed \$99,970.00 for the installation of approximately 540 linear feet of crack repair and 136 square feet of spalled/deteriorated concrete repair and related appurtenances for the Millwood WTP – Settling Basin Concrete Repairs.

SECTION 2: That the City Manager be and is authorized to contract with Mid-Continental Restoration Company, Inc. of Fort Worth, Texas for the above-described services.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the 27th day of March, 2017.

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2017-010 RES Millwood WTP Settling Basin Repairs [Revision 1] (1595 : 2017-010 RES Millwood WTP settling basin concrete

2017-010 ATTH01

Bid Tabulation

**MILLWOOD WTP
SETTLING BASIN CONCRETE REPAIRS
Project 61/62-000-135112-A/T131620**

2:00 P.M. Tuesday, January 24, 2017

	<u>Base Bid</u>
1. Mid-Continental Restoration Co., Inc. Fort Worth, Texas	\$ 99,970.00
2. J R Pope Company, Inc. Texarkana, Texas	\$198,975.00
3. H & H Concrete Texarkana, Arkansas	No Bid
4. TEC, Inc. Texarkana, Texas	No Bid
5. Champion Coating, Inc. Savage, Minnesota	No Bid
6. Heritage Constructors, Inc. Texarkana, Texas	No Bid

Time First Bid Opened: 2:00 P.M.

Number of Bidders: Two

Apparent Low Bidder: Mid-Continental Restoration Co., Inc.

BIDTAB

Attachment: 2017-010 ATTH01 Millwood WTP Basin Repairs (1595 : 2017-010 RES Millwood WTP settling basin concrete repairs)

Bid Tabulation
 MILLWOOD WTP
 SETTLING BASIN CONCRETE REPAIRS
 Project No. 61/62-000-135112-A/T131719
 JANUARY 24, 2017 @ 2:00

BASE BID:				Mid-Continental Inc. Fort Worth, TX		J R Pope Company, Inc. Texarkana, TX	
Item	Quantity	Unit	Description	Amount	Total	Amount	Total
1	1	LS	Mobilization, Bonds, and Submittals	\$22,500.00	\$22,500.00	\$20,000.00	\$20,000.00
2	540	LF	Crack Repair	\$97.00	\$52,380.00	\$300.00	\$162,000.00
3	45	GAL	SikaFix HH LV	\$74.00	\$3,330.00	\$75.00	\$3,375.00
4	136	SF	Concrete Patch	\$160.00	\$21,760.00	\$100.00	\$13,600.00
			TOTAL BASE BID		\$99,970.00		\$198,975.00

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☐ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☐ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☐ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☒	Newspaper Notice (Required by Statute)	☐	Public Hearing (Required by Statute)
☐	Public Forum/Input Session	☐	Press Release
☐	E-News Distribution	☒	Website Notice
☐	Social Media (Twitter, Facebook, etc.)	☐	Special Mailing
☐	Flyers Posted	☐	Banners Posted
☐	Survey	☐	Automated Phone Call
☐	None Required	☐	

Other:

City of Texarkana, Texas

Briefing Sheet

Version: A

Update Date: 3/3/2017 3:11 PM

Lead Department:	<u>Planning and Community Development</u>	Action Officer:	<u>David Orr, Planning & Community Development Director</u>
Subject:	<u>Resolution No. 2017-013 authorizing support for a Texas Department of Housing and Community Affairs (TDHCA) housing tax credit development application for the "Residences at Texarkana".</u>		
Briefing:	<u>3/13/2017</u>	Public Hearing:	<u>2/27/2017</u>
		Second Briefing:	<u>March 13, 2017</u>
		Council Vote:	<u>3/27/2017</u>

Item Schedule

Schedule 1: Brief twice - vote once (six weeks)

Updates/History of Briefing:

None

Executive Summary and Background Information:

The City of Texarkana, Texas, has received requests for resolutions of support for the Texas Department of Housing and Community Affairs (TDHCA) 2017 Competitive 9% Housing Tax Credits Competition. The proposed developments include:

Heritage Pines located at 4015 New Boston Road application #17701
Residences at Texarkana located at 1521 Moores Lane application # 17703

Potential Options:

- None
-

Fiscal Implications:

None. Applicant is requesting in-kind support in the form of staff time.

Staff Recommendation:

The proposed Housing Tax Credit Application is not located within the City's designated revitalization areas, CDBG Consolidated Action Plan Target Areas or the Rosehill Community Revitalization Plan. Furthermore, the property will need to request rezoning for the proposed multi-family use and the process as not been initiated at this time. As a result, staff recommends issuing a resolution of no Support for this application.

Advisory Board/Committee Review:

City of Texarkana, Texas

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2017-013 RES No Objection for Residences at Texarkana (DOCX)
- b. 2017-013 RES Support for Residences at Texarkana(DOCX)
- c. 2017-013 ATTH 01 Brochure Residences Moores 2017-0118 (PDF)
- d. 2017-013 ATTH 02 Legal Descr - Moores Lane (DOCX)
- e. 2017-013 ATTH 03 Map - Ward 6 (PDF)
- f. 2017-013 ATTH 04 Moores In site (JPG)
- g. 2017-013 ATTH 05 TDHCA Applications Notification 2017 (PDF)
- h. 2017-013 ATTH 06 Support Resolution info for Residences at Texarkana (MSG)
- i. 2017-013 ATTH 07 Citizen Petition & e-mails (PDF)
- j. 2017-013 ATTH 08 Residences at Texarkana withdrawal (MSG)
- k. 2017-013 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	02/01/2017 8:31 AM	
Deputy City Manager - Shirley Jaster	Shirley Jaster	Assistant City Manager
Review Completed	02/01/2017 3:41 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	02/01/2017 3:45 PM	
City Manager	John Whitson	City Manager Review Completed 02/05/2017
4:53 PM		
City Council	Jennifer Evans	Meeting Completed 02/13/2017
6:00 PM		

Meeting History

02/13/17 City Council MOVED FORWARD Next: 02/27/17

RESOLUTION NO. 2017-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, DECLARING NO OBJECTION FOR THE SUBMISSION OF AN APPLICATION TO THE 2017 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY MOORES HOUSING PARTNERS, LTD., FOR THE PROJECT KNOWN AS "RESIDENCES AT TEXARKANA" LOCATED AT 1521 MOORES LANE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Moores Housing Partners, Ltd. has proposed a development for affordable rental housing at 1521 Moores Lane named “Residences at Texarkana” in the City of Texarkana, Texas; and

WHEREAS, Moores Housing Partners, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2017 Competitive 9% Housing Tax Credits for “Residences at Texarkana”.

IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

Section 1. As provided for in §11.3(b) of the Qualified Allocation Plan (“QAP”), it is expressly acknowledged and confirmed that the City of Texarkana has more than twice the state average of units per capita supported by housing tax credits or private activity bonds.

Section 2. The City of Texarkana, acting through its governing body, hereby has no objection to the proposed “Residences at Texarkana” located at 1521 Moores Lane (TDHCA # 17703), confirms that its governing body has voted specifically to issue no objection to the construction of the development and to authorize an allocation of housing tax credits for the development pursuant to Tex. Gov’t Code §2306.6703(a)(4), and that this formal action has been taken to put on record the opinion expressed by the city on this ____ day of February, 2017.

Section 3. In accordance with §11.9(d)(2) of the QAP, the city hereby commits to an in-kind contribution to the housing in the form of an in-kind contribution such as a grant or contribution of other value for the benefit of the housing.

Section 4. This support does not relinquish any procedures or rights the city might have in the rezoning process for the “Residences at Texarkana” property, nor does it alleviate any requirement of Moores Housing Partners, Ltd. to submit and follow all applicable applications, procedures and policies with the city and the Planning and Zoning Commission.

Section 5. For and on behalf of the governing body, Bob Bruggeman, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section 6. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this **27th day of March, 2017.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

RESOLUTION NO. 2017-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING THE SUBMISSION OF AN APPLICATION TO THE 2017 COMPETITIVE HOUSING TAX CREDIT (HTC) PROGRAM THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) BY MOORES HOUSING PARTNERS, LTD., FOR THE PROJECT KNOWN AS "RESIDENCES AT TEXARKANA" LOCATED AT 1521 MOORES LANE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Moores Housing Partners, Ltd. has proposed a development for affordable rental housing at 1521 Moores Lane named “Residences at Texarkana” in the City of Texarkana, Texas; and

WHEREAS, Moores Housing Partners, Ltd. has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2017 Competitive 9% Housing Tax Credits for “Residences at Texarkana”.

IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS:

Section 1. As provided for in §11.3(b) of the Qualified Allocation Plan (“QAP”), it is expressly acknowledged and confirmed that the City of Texarkana has more than twice the state average of units per capita supported by housing tax credits or private activity bonds.

Section 2. The City of Texarkana, acting through its governing body, hereby supports the proposed “Residences at Texarkana” located at 1521 Moores Lane (TDHCA # 17703), confirms that its governing body has voted specifically to approve the construction of the development and to authorize an allocation of housing tax credits for the development pursuant to Tex. Gov’t Code §2306.6703(a)(4), and that this formal action has been taken to put on record the opinion expressed by the city on this ____ day of February, 2017.

Section 3. In accordance with §11.9(d)(2) of the QAP, the city hereby commits to an in-kind contribution to the housing in the form of an in-kind contribution such as a grant or contribution of other value for the benefit of the housing.

Section 4. This support does not relinquish any procedures or rights the city might have in the rezoning process for the “Residences at Texarkana” property, nor does it alleviate any requirement of Moores Housing Partners, Ltd. to submit and follow all applicable applications, procedures and policies with the city and the Planning and Zoning Commission.

Section 5. For and on behalf of the governing body, Bob Bruggeman, Mayor, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Section 6. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this **27th day of February, 2017.**

ATTEST:

VICKY COOPWOOD, ASST. CITY SECRETARY

BOB BRUGGEMAN, MAYOR

RESIDENCES AT TEXARKANA

Residences at Texarkana is a proposed 88 unit multifamily community for households of all ages, located on 8.2 acres at 1521 Moores Lane, Texarkana, Texas.

Project Description:

3-story suburban garden style buildings, plus clubhouse, all a combination of brick, stone, and fiber-cement siding.

16 one bedroom - 1 bath units @ ~700 square feet, rents from \$243 to \$548

44 two bedroom - 2 bath units @ ~950 square feet, rents from \$282 to \$647

28 three bedroom - 2 bath units @ ~1,100 square feet, rents from \$401 to \$941

(Rents for units will be based on residents' income)

Site Features:

- On-site management & maintenance
- Fully-equipped fitness center
- Community room with full kitchen
- Flex-room and library
- Fenced with controlled gated access
- Swimming pool & playground
- Picnic areas with BBQ
- Some covered parking





Unit Features:

- Energy saving features including:
 - o 14 SEER AC with programmable thermostat
 - o Energy Star rated lights and appliances
 - o Energy Star rated windows with screens
 - o Passive solar features
- 9-foot ceilings
- Designer kitchen with pantry
- Full-size washer/dryer connections
- Ceiling Fans in living and bedrooms
- Walk-in closets
- Water-conserving fixtures

Services:

- Award-winning BreakOut™ youth program
- Crime watch
- Annual health fair
- Nutritional courses
- Notary service
- Exercise classes
- Financial counseling
- Book clubs
- Income tax preparation
- Pot-lucks & game nights
- Movie nights & birthday parties

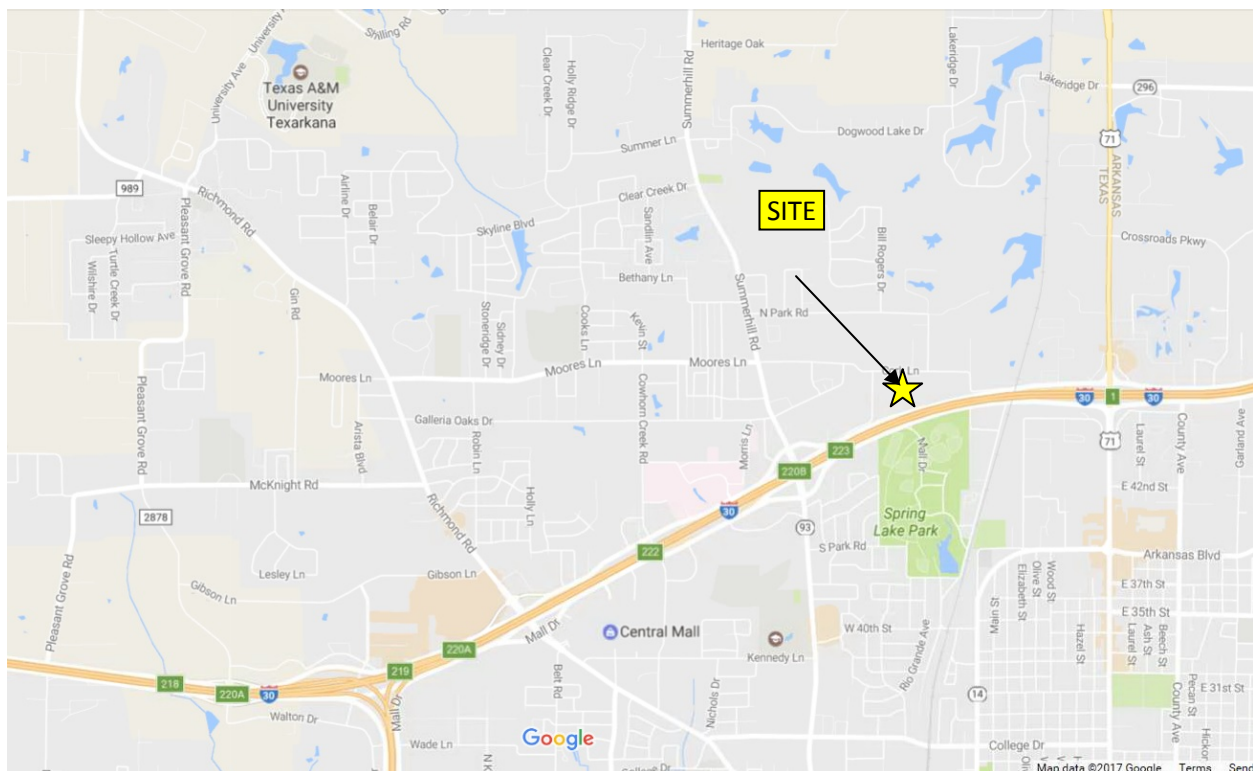


Economics:

- Overall project cost – \$13,690,000
- Sources of Funds
 - Debt from conventional lender
 - Equity from sale of housing tax credits
- Creation of ~100 jobs during construction
- Creation of ~4 permanent jobs after construction
- Permitting and fees to Texarkana
- Property taxes paid annually to Texarkana

Location:

Residences at Texarkana is conveniently located on the I-30 service road, giving it easy access to all the shops, restaurants, and health facilities off the freeway. Just south is the Spring Lake Park recreation area. Downtown Texarkana is a few minutes south. Texas A&M Texarkana is a short 3 miles to the northwest and Texarkana College is 2 miles to the southwest.



Housing tax credits are federal income tax credits. They are sold to large publicly traded companies like Google, J.P. Morgan/Chase, and General Motors. These companies are betting they will make money over the next ten years and can apply these credits to their federal income tax bill. The local effect is the input of over \$9,800,000 of equity into the local economy. The Statewide effect of the annual allocation of over \$60 million of tax credits is an influx of over half a billion dollars of equity into the state each year.

This project will create short term construction jobs, as well as permanent jobs for operation of the property, and increase local business. According to the National Home Builders there are 3 phases of economic impact from construction of housing. First, there is the construction phase, which adds an average of \$52,430 to the local economy and \$4,000 to local taxes (both property and sales taxes) per house or apartment. Next is the first year's impact which adds \$24,150 to the local economy and \$3,530 in taxes. Finally there is the ongoing impact adding \$23,570 to the local economy and an average of \$4,270 in tax revenue. How does this happen? Contractors hire local labor, house employees locally, buy materials and pay fees. The construction workers eat, buy gas and shop locally. The long term effects are because residents use banks, car repair, dry cleaners, day care, dentists, electricity, lawyers, and medical services, read newspapers and eat out, among other things. Additionally, *Residences at Texarkana* will pay property taxes to the City, County, and the School District.



The NuRock Companies

Since its inception over twenty years ago, The NuRock Companies (“NuRock”), has been built on the expertise of its people to develop, operate and manage the highest quality housing and supplement that housing. Quite simply, NuRock’s product is service --- service delivered with a commitment to excellence. Our successes are based on attention to detail and a dedication to quality, both accomplished while anticipating and satisfying the demands of the marketplace and focusing on the needs of our residents.

NuRock’s operations encompass all aspects of real estate activity, including acquisition analysis, development support, construction, property management, governmental regulatory compliance services, and due diligence support work. Additionally NuRock provides our award winning Breakout™ after school and summer program for resident’s children at no cost to the resident.

With over 8,000 units in its portfolio, NuRock is one of the largest developers, owners and managers of multifamily housing in the southwest. NuRock has the financial capability, banking, mortgage and equity relationships to complete any multifamily project from the acquisition and rehabilitation of an affordable property to construction of luxury lofts over retail.



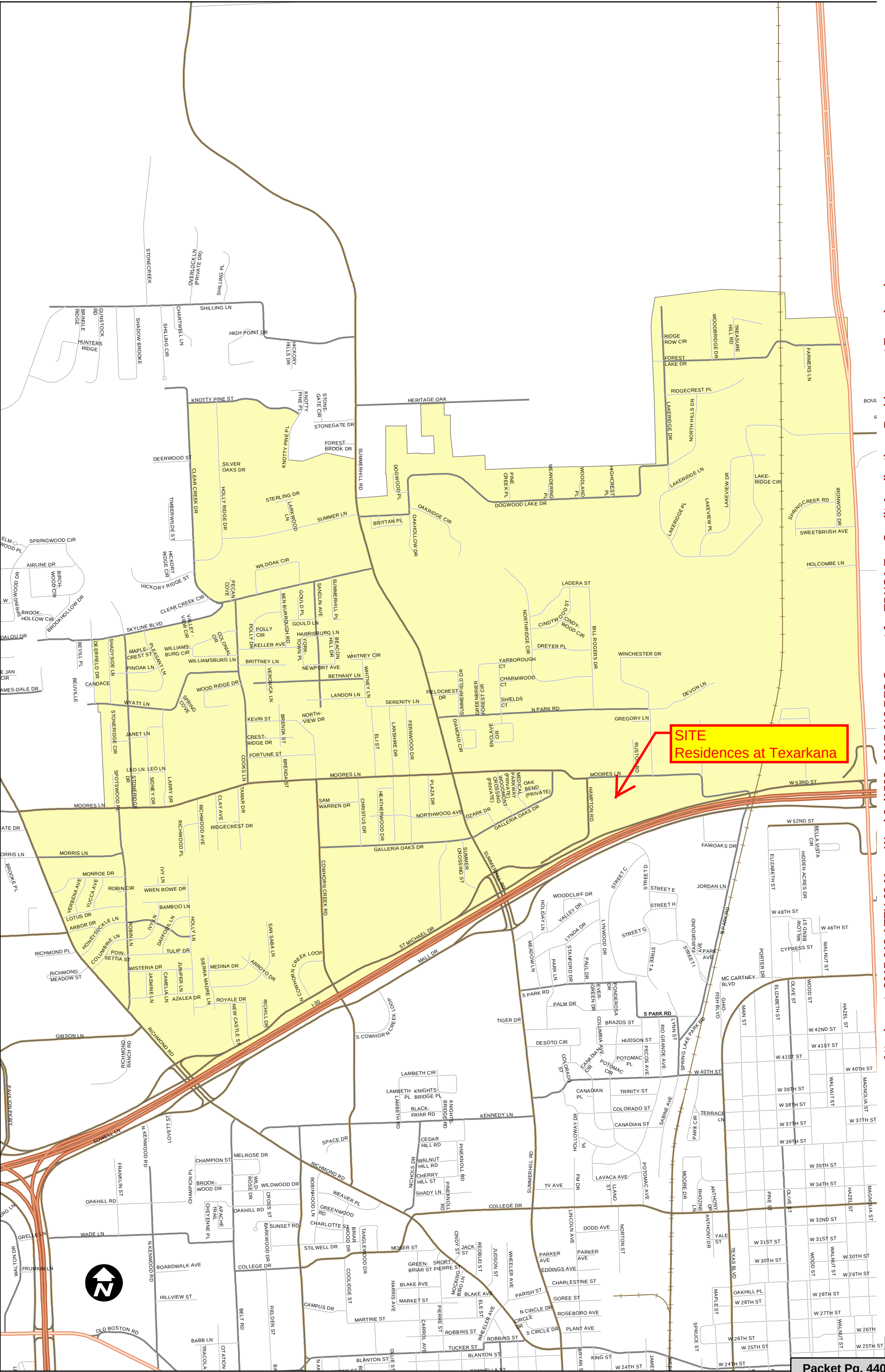
The NuRock Companies
 4925 Greenville Avenue
 Suite 1305
 Dallas, TX 75206
 (972) 573-3400

EXHIBIT "A"**Legal Description**

A part of Willis Oldham A-458 subdivision, Block/Tract 28, Bowie County, Texarkana, Texas.



Texarkana, TX - Ward 6



Attachment: 2017-013 ATTH 03 Map - Ward 6 (1598 : 2017-013 RES Support for TDHCA Tax Credit Application - Residences at Texarkana)

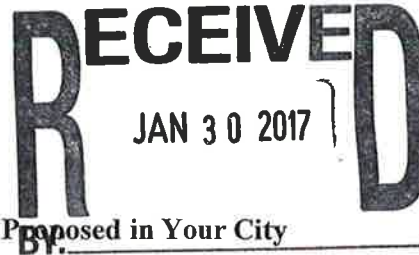




Texas Department of Housing and Community Affairs
Multifamily Finance Division
Notification of Submission of Affordable Housing Applications

January 20, 2017

The Honorable Bob Bruggeman
Mayor of Texarkana
P.O. Box 1967
Texarkana, TX 75504-1967



Re: Notification of Affordable Rental Housing Application(s) Proposed in Your City

Dear Mayor Bruggeman:

The Texas Department of Housing and Community Affairs (the "Department") is in receipt of a preliminary application(s) for possible funding through the Competitive Housing Tax Credit Program to develop or acquire affordable multifamily rental housing in your community.

This notification is made in accordance with Tex. Gov't Code §2306.1114 to ensure that you are fully informed of the housing activity in your district and so that you can provide input on the proposed application(s) if you so choose. The Department greatly values your views concerning the need for affordable rental housing within your community and how the proposed development(s) may address that need. Additionally, state law provides an opportunity for the applicable local jurisdiction (the city and/or county) to affect the scoring of an application by issuing a local resolution of support or neutrality in accordance with Tex. Gov't Code §2306.6710(b)(1)(B). In order to affect the scoring of an application within its jurisdiction, the local government resolution must be submitted on or before March 1, 2017, identify the specific development, and clearly state support or no objection. Once submitted, the resolution cannot be withdrawn or amended. More information can be found on page 25 of the 2017 Qualified Allocation Plan found at <http://www.tdhca.state.tx.us/multifamily/docs/17-QAP.pdf>

Should the applicant(s) submit a full application to the Department on or before March 1, 2017, the Department will notify you again with more detailed information about the proposed development and provide information related to general public comment including statewide hearings. The Department's mission is to administer its assigned programs efficiently, transparently, and lawfully and to invest its resources strategically while developing high quality affordable housing which allows Texas communities to thrive. Through our rental production programs, the Department encourages the new construction or rehabilitation of affordable multifamily housing, primarily through private developers. These developments benefit Texans in your community by providing potential employment, local tax revenue, and affordable, safe, and high quality housing for eligible households.

If you have any questions or need additional information, please contact Michael Lyttle, Chief of External Affairs, at 512.475.4542 or michael.lyttle@tdhca.state.tx.us.

Sincerely,

Marni Holloway

Marni Holloway
Director, Multifamily Finance



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

221 East 11th Street, Austin, TX 78701
PO Box 13941, Austin, TX 78711

Main Number: 512-475-3800
Toll Free: 1-800-525-0657

Email: info@tdhca.state.tx.us
Web: www.tdhca.state.tx.us

Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-735-2989 (TTY) and 711 (Voice).

Relevant Development Information as Presented by the Applicant:

Project Number:
 Development Name:
 Development Address:
 Development City: Development Zip: Region:
 Regional Allocation: Target Population:
 Set Aside: ☐ Nonprofit ☐ USDA ☐ At-Risk
 Construction Type:
 Credit/ Funding Request:
 Total Low Income Units: Total Market Rate Units: Total Units:

Applicant Information:

Owner Contact:
 Owner Address:
 Owner City: Owner State: Owner Zip:
 Owner Phone:
 Owner Email:

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

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Relevant Development Information as Presented by the Applicant:

Project Number: 17703
 Development Name: Residences at Texarkana
 Development Address: 1521 Moores Lane
 Development City: Texarkana Development Zip: 75503 Region: 4
 Regional Allocation: Urban Target Population: General
 Set Aside: ☐ Nonprofit ☐ USDA ☐ At-Risk
 Construction Type: New Construction
 Credit/ Funding Request: \$1,050,506
 Total Low Income Units: 88 Total Market Rate Units: 0 Total Units: 88

Applicant Information:

Owner Contact: Len Vilicic
 Owner Address: 4925 Greenville Ave, Ste. 1305
 Owner City: Dallas Owner State: TX Owner Zip: 75206
 Owner Phone: (972) 573-3400
 Owner Email: lvilicic@nurock.com

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

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TEX-Coopwood, Vicky

From: Len Vilicic <lvilicic@nurock.com>
Sent: Wednesday, January 25, 2017 2:21 PM
To: Tex-Orr, David
Cc: John Boyd
Subject: Support Resolution info for Residences at Texarkana
Attachments: Brochure Residences Moores 2017-0118.pdf; Map - Ward 6.pdf; Moores In site.jpg; Legal Descr - Moores Lane.docx; City Resolution - Moores.docx

Hi David,

Attached is information for the Support Resolution for Residences at Texarkana, a proposal for a family deal. I have attached:

1. Brochure for the development
2. Ward map indicating site location
3. Aerial of the site
4. Legal Description from our contract
5. Draft resolution

The address "1521 Moores Lane" came from a water utilities map, which I can't seem to duplicate presently, and unfortunately I covered over the house address in yellow, but it did say 1521 under it. I don't know why all city maps indicate the road as Moores Lane, and yet Google Maps and Google Earth say Cork Lane. I deferred to the city maps, since you folks would have it right.

The resolution is for Support and Twice the State Average of TC Units, and I also added a section for a nominal amount of city financial contribution. I don't know if you handle that through a resolution or just an administrative letter. We are asking for a nominal amount of a fee waiver, can be very small, but will give us one point in the application.

Please let me know if you need anything else.

Len Vilicic
 NuRock Companies
 4925 Greenville Avenue
 Suite 1305
 Dallas, TX 75206

(972) 573-3400 x 2 Office
 (972) 322-7211 Cell

Attachment: 2017-013 ATTH 06 Support Resolution info for Residences at Texarkana (1598 : 2017-013 RES Support for TDHCA Tax Credit

Rec'd - Judy Cooper

7.2.i

Neighbors Against Multi-family Development

1201 Moores Lane

RECEIVED
FEB 27 2017

Whereas, NuRock Companies, an Atlanta Georgia developer, proposes to ~~construct~~ ^{BY} a tax credit multi-family residential facility at 1201 Moores Lane. Whereas, the undersigned citizens who reside in the vicinity of proposed development oppose the development for the following reasons:

- 1) the development will negatively impact the property values in the vicinity.
- 2) the street infrastructure adjacent to the property was not designed to handle the additional traffic.
- 3) similar developments by NuRock in Texas have resident complaints of poor management.

The undersigned request the City Council to reject the proposed NuRock development located at 1201 Moores Lane.

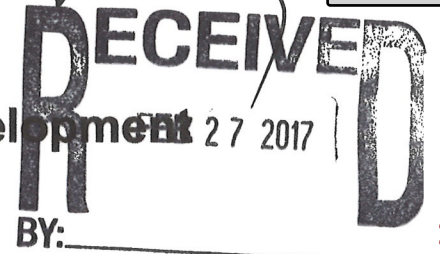
Name	Address	Signature
Marsha Burris	6007 Ruston Rd.	Marsha R Burris
Ricky Burris	6007 Ruston Rd.	Ricky R Burris
Michael Bradford	6009 Ruston Rd	Michael Bradford
Kelly McFall	6101 Ruston Rd.	Kelly McFall
Ray McFall	6002 Ruston Rd	Ray McFall
Candice Keith	6002 Ruston Rd	Candice Keith
Michael Keith	6001 Ruston Rd.	Michael Keith
Joey Merrell	6001 Ruston Rd.	Joey Merrell
Carla merrell	6004 Ruston Rd	Carla merrell
SCOTT SHIER	6004 Ruston Rd	Scott Shier
JOHN R. REVELS	6006 Ruston Rd	John R Revels
Megan Revels	6010 Ruston Rd.	Megan Revels
Jimmy C. Murry Jr.	6010 Ruston Rd.	Jimmy C. Murry Jr.
Karen Murry	6008 Ruston Rd	Karen Murry
Carl Keely	6008 Ruston Rd	Carl Keely
Brenda Keely	6009 Ruston Rd	Brenda Keely
David Dart	6009 Ruston Rd	David Dart
Loni Dart	6101 Ruston Rd	Loni Dart
Larry Faulkner	6103 Ruston Rd	Larry Faulkner
Judy Faulkner	6103 Ruston Rd	Judy Faulkner

Rec'd Tony Coopers

7.2.i

Neighbors Against Multi-family Development

1201 Moores Lane



Whereas, NuRock Companies, an Atlanta Georgia developer, proposes to construct a tax credit multi-family residential facility at 1201 Moores Lane. Whereas, the undersigned citizens who reside in the vicinity of proposed development oppose the development for the following reasons:

- 1) the development will negatively impact the property values in the vicinity.
- 2) the street infrastructure adjacent to the property was not designed to handle the additional traffic.
- 3) similar developments by NuRock in Texas have resident complaints of poor management.

The undersigned request the City Council to reject the proposed NuRock development located at 1201 Moores Lane.

Name	Address	Signature
Cindy Porter	34 Northridge Cr	[Signature]
Kaye Ellison	35 Northridge Cir	Kaye C. Ellison
TONY ELLISON	35 NORTH RIDGE CIR	[Signature]
JAMIE MCPHAIL	30 Northridge Cr.	[Signature]
Bobbie Guillot	31 Northridge Cr	Bobbie Guillot
Scott Carter	29 Northridge Cir	Scott Carter
Manover Lucy	12 Northridge Cir	Manover Lucy
DAVID CHRISTIAN	11 Northridge Cir	David Christian
JOHN B GILBERT II	6 NORTH RIDGE CIR	John B Gilbert II
DAVID BAUMGARDNER	3 Northridge	David Ba
MARCUS R. HARRIS	4 Northridge Cir	Marcus R Harris
SHERY G. HARRIS	4 NORTH RIDGE	Sherry Harris
Ben Floyd Jr.	1 Northridge Cir	Ben Floyd Jr.
Ed & Dottie Miller	2 Dreyer Place	Ed & Dottie Miller
Helen Mobley	7 Dreyer Place	Helen Mobley
Jill Lammur	9 Dreyer Place	Jill Lammur
BRIAN Purtle	14 Dreyer Place	Brian Purtle
Michelle Purtle	14 Dreyer Place	Michelle Purtle

Attachment: 2017-013 ATTH 07 Citizen Petition & e-mails (1598 : 2017-013 RES Support for TDHCA Tax Credit Application - Residences at

Rick's Copywood

7.2.i

Neighbors Against Multi-family Development 1201 Moores Lane

BY: _____

FEB 27 2017

RECEIVED

Whereas, NuRock Companies, an Atlanta Georgia developer, proposes to construct a tax credit multi-family residential facility at 1201 Moores Lane. Whereas, the undersigned citizens who reside in the vicinity of proposed development oppose the development for the following reasons:

- 1) the development will negatively impact the property values in the vicinity.
- 2) the street infrastructure adjacent to the property was not designed to handle the additional traffic.
- 3) similar developments by NuRock in Texas have resident complaints of poor management.

The undersigned request the City Council to reject the proposed NuRock development located at 1201 Moores Lane.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Beth Pesek	13 Cindywood	Beth Pesek
Katie Pesek	13 Cindywood	Katie Pesek
HALEY AVEN	4 Cindywood	lyaven
Chuck Eastman	9 Cindywood	Chuck Eastman
W/R Beatty	9 Cindywood Cir	W/R Beatty
Tracy Potter	9 Ladera Drive	Tracy Potter
J Cook	11 Ladera Dr	J Cook
Susan Stanley	3 Ladera Dr	Susan V. Stanley
John P. Stanley	3 Ladera Dr	John P. Stanley
malcolm Smith	26 Northridge Circle	malcolm Smith
JAMES Clem	22 Bill Rogers	James Clem
CAROL Hoffman	20 Bill Rogers Dr.	Carol Hoffman
Carol Yazel	14 Bill Rogers Dr	Carol Yazel
Beverly The	4600 N. Tank Rd	Beverly The
Paul The	4600 N. Tank Rd	Paul The
Donette Fourn	32 Northridge Cir	Donette Fourn
Sam Warner	5 Cindywood St	SAM WARNER
Bobbie WARE	5 Cindywood	Bobbie J. Warner

Reid T. Cooper

7.2.i

Neighbors Against Multi-family Development 1201 Moores Lane

RECEIVED
FEB 27 2017
BY: _____

Whereas, NuRock Companies, an Atlanta Georgia developer, proposes to construct a tax credit multi-family residential facility at 1201 Moores Lane. Whereas, the undersigned citizens who reside in the vicinity of proposed development oppose the development for the following reasons:

- 1) the development will negatively impact the property values in the vicinity.
- 2) the street infrastructure adjacent to the property was not designed to handle the additional traffic.
- 3) similar developments by NuRock in Texas have resident complaints of poor management.

The undersigned request the City Council to reject the proposed NuRock development located at 1201 Moores Lane.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
<i>Kay Thomas</i>	<i>17 Northridge Cr.</i>	<i>Kay Thomas</i>
<i>Wilson Harts</i>	<i>6501 N. Park Rd.</i>	<i>Wilson Garrett</i>
<i>Janelle P. Garrett</i>	<i>6501 N. Park Rd.</i>	<i>Janelle Garrett</i>
<i>Maurice Chen</i>	<i>1 Devon Lane</i>	<i>Maurice Chen</i>
<i>Licki On</i>	<i>1 Devon Lane</i>	<i>Licki On</i>
<i>Jenny R. Pickett</i>	<i>8 Dreyer Place</i>	<i>Jenny R. Pickett</i>
<i>Jane Rochelle</i>	<i>8 Dreyer Place</i>	<i>Jane Rochelle</i>
<i>Janis Rottens</i>	<i>21 Northridge Circle</i>	<i>Janis Rottens</i>
<i>Matt Soyars</i>	<i>4 Ladera Drive</i>	<i>Matt Soyars</i>
<i>Lisa Soyars</i>	<i>4 Ladera</i>	<i>Lisa Soyars</i>
<i>SEAN ROMMEL</i>	<i>23 Northridge</i>	<i>SEAN ROMMEL</i>
<i>Jameson Rommel</i>	<i>23 Northridge</i>	<i>Jameson Rommel</i>
<i>JOHN POWELL</i>	<i>32 NORTHBRIDGE</i>	<i>JOHN POWELL</i>
<i>Allen Clement</i>	<i>21 Northridge Circle</i>	<i>Allen Clement</i>
<i>Patti Thomas</i>	<i>6604 N. Park Rd.</i>	<i>Patti Thomas</i>
<i>William Thomas</i>	<i>6604 N. Park Rd.</i>	<i>William Thomas</i>
<i>Matthew R. Smith</i>	<i>212 Northridge</i>	<i>Matthew R. Smith</i>
<i>Sandra Bayelle</i>	<i>5627 CENTURY</i>	<i>Sandra Bayelle</i>

Attachment: 2017-013 ATTH 07 Citizen Petition & e-mails (1598 : 2017-013 RES Support for TDHCA Tax Credit Application - Residences at

Rec'd Summary Corporation

7.2.i

Neighbors Against Multi-family Development

1201 Moores Lane

RECEIVED
FEB 27 2017
BY: _____

Whereas, NuRock Companies, an Atlanta Georgia developer, proposes to construct a tax credit multi-family residential facility at 1201 Moores Lane. Whereas, the undersigned citizens who reside in the vicinity of proposed development oppose the development for the following reasons:

- 1) the development will negatively impact the property values in the vicinity.
- 2) the street infrastructure adjacent to the property was not designed to handle the additional traffic.
- 3) similar developments by NuRock in Texas have resident complaints of poor management.

The undersigned request the City Council to reject the proposed NuRock development located at 1201 Moores Lane.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Steve and Sue Gibbs	3 Gregory Lane Texarkana 75503	Steve Gibbs
Scott + Tanya Austin	9 Gregory Lane Texarkana 75503	Scott Austin
Rhonda + Paul Bullman	6 Gregory Lane Texarkana 75503	R Bullman
Linda Rogers	5 Gregory Lane	Linda Rogers
Kevin + Debbie Ashford	6203 N. Park Rd Texarkana 75503	Kevin Ashford
JEFF HARRELL	6009 N. Park Rd. Texarkana 75503	Jeff Harrell
JT CAMPBELL	6113 N. PARK RD 75503	JT Campbell
Sandra K. Hoover	8 Gregory Ln. Texarkana, Tx	Sandra K. Hoover
Darius Scott	6115 North Park Rd Tx	Darius Scott
Buck + Sharon Fant	4 Gregory Ln Texarkana Tx	Buck Fant
Lorriann Turner	6205 N. PARK Rd	Lorriann Turner
Rick Boyette	5627 CENTURY LN	Rick Boyette

Attachment: 2017-013 ATTH 07 Citizen Petition & e-mails (1598 : 2017-013 RES Support for TDHCA Tax Credit Application - Residences at

RECEIVED
FEB 27 2017
Development

BY: _____

The undersigned request the City Council to reject the proposed NuRock development located at 1201 Moores Lane.

Name

Address

Signature

Name
Pam Revels
JONATHAN REVELS
CASEY BOYETTE
Paul Miller

6010 Ruston Road
6010 Ruston Rd.
5622 CENTURY LN
5915 Winchester

Signature

Samela Kuehls

Veronica

GB

John P. Miller

RECEIVED
Development
FEB 27 2017
BY:

The undersigned request the City Council to reject the proposed NuRock development located at 1201 Moores Lane.

[illegible]

NuRock Report Card

Tenant Reviews of Similar Projects

<u>Project Name</u>	<u>Location</u>	% Recommending		
		<u>NuRock</u>	<u>City Average</u>	
Onion Creek Luxury Apts	Austin, TX	33%	73%	(1)
Eagles Landing Apts	Austin, TX	62%	73%	(1)
Residences at Diamond Hill	Fort Worth, TX	34%	62%	(1)
Sunset Pointe Apts	Fort Worth, TX	49%	62%	(1)
Saddlebrook	East Point, GA	12%	53%	(1)
Chapel Run Apts	Decatur, GA	20%	54%	(1)
Tuscany Village Apts	Clarkston, GA	11%	44%	(1)
Hidden Crest Apts	Atlanta, GA	10%	64%	(1)

(1) www.apartmentratings.com

SEARCH

Home / Texas / Austin / Onion Creek Luxury Apartments (formerly ...

33% **Onion Creek Luxury Apartments** (formerly Alexan at Onion Creek)



10701 S. IH 35, Austin, TX 78747

83 12

Rent at Onion Creek Luxury Apartments and get a **\$200 reward** from ApartmentSearch!

Reviews

83

Reviews

33%

% Recommended

73%

City Average

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

Write Review

Sort

Most Recent ▼

RESIDENT

LIVED HERE: 2014 - 2016

Dec 22, 2016

✖ I do not recommend this property

This is not even an Eeek. This is a disgust. I lived there 2 years, always gave them the benefit of the doubt. I always found something positive to say. Not anymore. My mistake was giving them TOO much credit. I moved from a 1 to a 2 bedroom. My first apartment was a positive experience. There were the occasional calls for leaks and they maintenance came right away. Right before I moved out, a leak caused a flood on my floor. They did not give any credit for the days we were out of water. I let that go. They kept all but \$4 of my deposit and NEVER gave me a detailed bill. I asked them about it and STILL

never got it. I move into a 2 bedroom, and it was a nightmare the whole time. I was given the option to get new appliances or \$10 off the rent. I took the \$10 off. I did not get any new appliances and now am told i have to pay for damages to them. Again, something I did NOT cause. The washer kept breaking. I got a new washer shortly after moving in because it wouldn't work. They had one maintenance guy who was rude and not even worth calling them for help. The courtesy patrol NEVER answers my calls for loud music at 4am. One girl kept calling and asking for serial numbers to the washer/

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

SEARCH

Home / Texas / Austin / Eagles Landing Apartments

62% **Eagles Landing Apartments**

8000 Decker Lane, Austin, TX 78724

44 6

Reviews

44

Reviews

62%

% Recommended

73%

City Average

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

Write Review

Sort

Most Recent ▼

PROSPECTIVE RESIDENT

VISITED : 2016

Jun 23, 2016

✓ I recommend this property

To respond to all the previous ratings, Residents who are unhappy with late fees, lease violations, along with rules & regulations will post here thinking it will result in the apartment community losing business. Well you are mistaken, affordable housing will always have clients that have friends and family who will make the community bad. All tenants are screened that are tenants the office cannot and will not be held responsible for tenants guests or family members who are out of control. I feel the ratings should be based on the apartment itself because the prices are extremely low compared to what they actually are worth so mad tenants need to get over it!

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:



No comments

SEARCH

Home / Texas / Fort Worth / Residences of Diamond Hill

34% **Residences of Diamond Hill**

3601 Deen Road, Fort Worth, TX 76106

33 2

Reviews**33**

Reviews

34%

% Recommended

62%

City Average

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

Write Review

Sort Most Recent ▼

PROSPECTIVE RESIDENT

VISITED : 2016

Sep 26, 2016

✖ I do not recommend this property

Before I applied I looked at the reviews online and I ignored it now I've lost \$225. Please don't do the same this place is a scam. If I could put zero stars I would. I put 225 down and was told I would be getting 150 back if I was declined because of my criminal background. She failed to tell me to put it in my application under comments. If you are dealing with Joanne, just walk away, she is very unprofessional. She is to worried about how my boyfriend looks like pitbull instead of making sure she tells me details about my application. It is very hard to find a place when having a criminal record and it is not cheap. Application after application, She told me she would put a good word in and I got a call saying that the 150 fee won't be given backknowledge due to me not saying anything about my criminal record. Like if I'm going to be going around trying to hide it and just throw my money away. Just save yourself some time, that all bills included sign is bs just to draw you in and screw you over.

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

No comments



SEARCH

[Home](#) / [Texas](#) / [Fort Worth](#) / [Sunset Pointe Apartments](#)**49% Sunset Pointe Apartments**

5400 Sycamore School Road, Fort Worth, TX 76123

71 4

Reviews**71**

Reviews

49%

% Recommended

62%

City Average

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

[Write Review](#)

Sort

Most Recent ▼

RESIDENT

Nov 29, 2016

LIVED HERE: 2009 - 2016

✓ I recommend this property

Hello, everyone, I've never had any ants or roaches, don't know why anybody does. Try using pesticides, it works. Apartments are for people to live their life at with their families. It's not a place to hang out and mingle with others, that's what you do at the school yard. It's your home, and everyone else's around you. As for the staff, please do not believe the bad that was said about them. They are Magnificent 100%. They're doing what they are supposed to do, they don't get paid to fix people's personal problems, they get paid to do exactly what they come to work for everyday. That's it. It's been high time for some people to grow up, and get a grip on Reality. Nobody owes no one anything except LOVE. And one more thing, find out about the extra bills that would be bundled with your rent, your lease also explains a lot of important details. Hope this helps. Have a great year!

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

No comments



SEARCH

Home / Georgia / East Point / SaddleBrook

12% **SaddleBrook**

4171 Washington Road, East Point, GA 30344

9 2

Reviews

9

Reviews

12%

% Recommended

53%

City Average

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

Write Review

Sort

Most Recent ▼

RESIDENT

LIVED HERE: 2016

Dec 19, 2016

✖ I do not recommend this property

Don't move here i never have hot water and I live with bugs . I am not a dirty person my apartment was filled with them on top of that my carpet was filthy when I moved in . If you wanna have sex with nats cause they sleep with you move here This place is nasty looks good on the outside horrible inside the walls are very thin to you hear everything. And I mean everything

Overall:

Noise:

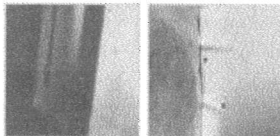
Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:



No comments

Write a response

RESIDENT

Nov 04, 2015



SEARCH

Home / Georgia / Decatur / Chapel Run Apartments

20% Chapel Run Apartments



4522 Snapfinger Woods Drive, Decatur, GA 30035

25 3

Reviews

25

Reviews

20%

% Recommended

54%

City Average

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

Write Review

Sort

Most Recent ▼

RESIDENT

LIVED HERE: 2016

Nov 15, 2016

✖ I do not recommend this property

They have roaches and the property manager Nina is unprofessional rude with a bad attitude my water bill is unreal. I pay about \$100 monthly. I do not recommend these apartments they look way better on the outside than what they really are. What you pay is not what you get You'll be very disappointed

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

No comments

Write a response

PROSPECTIVE RESIDENT

VISITED : 2016

Sep 27, 2016

✖ I do not recommend this property



SEARCH

Home / Georgia / Clarkston / Tuscany Village Apartments

11% Tuscany Village Apartments



600 Northern Ave, Clarkston, GA 30021

10 0

Reviews

10

Reviews

11%

% Recommended

44%

City Average

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

Write Review

Sort

Most Recent ▼

PROSPECTIVE RESIDENT

VISITED : 2015

Sep 05, 2015

✖ I do not recommend this property

Everything is beautiful, however, I am a prospective resident, and the staff is already very unorganized and 1 lady in particular is very unprofessional. I am disappointed at how slack they are about new tenants. My documents were in a folder that didn't have my name on it, and my application still has yet to be reviewed for approval. I am starting to think I should receive a refund for my application and look else where.

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

No comments

Write a response

RESIDENT

LIVED HERE: 2015

Apr 03, 2015

✖ I do not recommend this property

Home / Georgia / Atlanta / Hidden Crest Apartments

10%

Hidden Crest Apartments

3200 Stone Road Southwest, Atlanta, GA 30331

5113

Reviews

51Reviews

10%
% Recommended

64%
City Average

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

Write Review

SortMost Recent

RESIDENT

LIVED HERE: 2014 - 2016

Aug 22, 2016

✖ I do not recommend this property

This was one of the most unorganized ghetto operations i have ever experienced.The management was rude, unprofessional and inexperienced.

Overall:

Noise:

Maintenance:

Safety:

Neighborhood:

Grounds:

Office Staff:

No comments

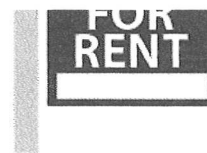
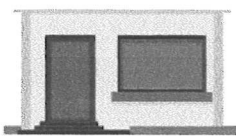
Write a response

RESIDENT

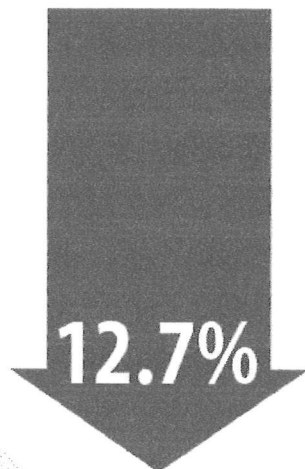
LIVED HERE: 2014

Feb 04, 2016

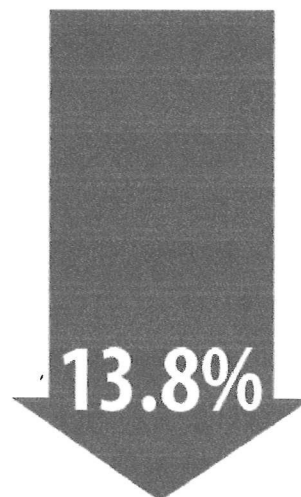
✖ I do not recommend this property



Homeless shelter



High renter concentration



Stripped



realtor.com graphic

Keep in mind the difference between **causation** and **correlation**: Does having a cemetery or shooting range in the neighborhood cause home prices to drop? Or are those businesses drawn to the area because of cheap real estate? We don't have a definite answer, but their presence is generally a sign that a neighborhood is the opposite of up-and-coming. Judge your investment accordingly.

Hospital

The drag: 3.2%

Hospitals are awesome, right? Having a great one within easy access is just about every homeowner's goal. But easy access is one thing, and being woken up by ambulance sirens—or, god forbid, medical helicopters—at 3 a.m. is quite another. Among homeowners who sold in 2015, those near a hospital generally got 3% less than an average home in the same county would get, based on our sales deed records and hospital location data from data.medical.gov. In the world of real estate price demerits, 3% isn't a lot, so clearly plenty of people are willing to overlook some noise and chaos in favor of nearby medical care.

Shooting range

The drag: 3.7%

According to most research, it's not the guns or the people who shoot them that the neighbors of shooting ranges object to most; it's more the *idea* of the places and, in some cases, the noise of gunfire, especially outdoor gun ranges. More perceived problems: environmental concerns, including the lead that leaches off spent shells, potentially poisoning soil and water. Last year, a closed gun club in San Francisco triggered \$22 million in cleanup fees, the San Francisco Chronicle reported. We used gun range locations from wheretoshoot.org.

Power plant

The drag: 5.3%

There are more than 8,000 power plants across the U.S., according to the Environmental Information Agency. Much as we are grateful for the modern convenience of electricity (thanks, **Ben Franklin!**), the huge facilities spur more NIMBY ("not in my backyard") movements than anything this side of waste treatment facilities. The most frequently cited reason: safety concerns. The perceived dangers of living near a power plant vary dramatically depending on type, from the seemingly harmless solar to the dreaded nuclear. In general, having a power plant in the neighborhood is associated with lower property prices.

Funeral home

The drag: 6.5%

Some people believe you get bad spiritual energy from living near a funeral home; some just dislike the traffic caused by service workers and funeral attendees; and others fear that the smoke from a crematorium is toxic. But plenty of folks just find them seriously *creepy*, an unpleasant constant reminder of our own mortality. Our analysis of property values near funeral homes listed on legacy.com seems to confirm the stigma. Properties near a funeral home see a 6.5% drop in price compared to all homes in the same county.

Cemetery

▪ The drag: 12.3%

Call it superstition, call it irrational fear, but there's an awful lot of people who find the prospect of living near lots of buried bodies unpleasant or downright terrifying (see: Funeral homes). To be fair, there are some people who seriously dig how quiet the neighbors are, but they're outnumbered by the haters. To do the research, we used a list of federal and state cemeteries operated by the Department of Veterans Affairs and found that the median price of ZIP codes with a cemetery is about 12% lower than neighboring areas.

Homeless shelter

The drag: 12.7%

Homeless shelters can be unloved and unwanted misfits in residential areas. Even though there's no rule that homeless shelters are usually accompanied by higher rates of crime, shelters *do* certainly attract motley groups of people, necessitate emergency calls, and require more police in otherwise quiet, safe neighborhoods. Shelter locations, listed on homelessshelterdirectory.org, are often limited to less prime areas in the city where home values are about 13% less.

High concentration of renters

The drag: 13.8%

Does a cluster of rental buildings—or lots of them—lower the property value in a neighborhood? Many homeowners have pondered this. While it's hard to do an analysis down to every property, we found that ZIP codes with a higher-than-average concentration of renters have lower property values compared to the county they are located in—by 14%. The data are from the American Community Survey.

Strip club

The drag: 14.7%

Catering to adult vices—and often (rightly) associated with loud music and less-than-savory visitors—a “gentlemen's club” is an unwelcome neighbor on the block. We tracked nearly 2,000 strip joints listed on stripclublist.com and ranked the category high on our “unwanted” list. In one extreme case, the crime-plagued neighborhood of Washington Park in East St. Louis, IL—the ZIP code 62204—has 10 strip clubs. *10!* How do they all compete? It saw only a handful of homes sold in the past three years, with a median price of \$10,000.

Bad school

The drag: 22.2%

While a top-performing school is definitely a plus for your property value, a bad school is a complete, out-and-out disaster. A school where one teacher handles a class of 40 students with a slim graduation rate is usually an indicator of a deprived neighborhood. The median home price of ZIP codes with schools that receive a 1 to 3 rating (out of a possible 10) from GreatSchools.org is only \$155,000.

Related: The Features That Help a Home Sell Fastest—and the Ones That Don't



Yuqing Pan, a Stanford graduate with a multimedia journalism background, writes data-driven stories for realtor.com. 🐦 Follow @YuqingPan

Related topics: [data journalism](#) [home prices](#)

TEX-Coopwood, Vicky

From: TEX-Whitson, John
Sent: Monday, February 27, 2017 4:30 PM
To: Tex-Orr, David; TEX-Jaster, Shirley; TEX-Coopwood, Vicky
Subject: FW: city council meeting tonight

John A. Whitson, ICMA-CM
 City Manager
 PO Box 1967
 Texarkana, Texas 75504-1967

220 Texas Blvd
 Office (903) 798-3930
 Cell (903) 949-7839
 City Website: <http://www.ci.texarkana.tx.us/>
 City Council Agendas and Council Videos: <http://texarkanacitytx.iqm2.com/Citizens/Default.aspx>

From: Josh Davis [mailto:joshd@cableone.net]
Sent: Monday, February 27, 2017 4:28 PM
To: TEX-Whitson, John <John.whitson@txkusa.org>; TEX-Evans, Jennifer <j.evans@txkusa.org>
Subject: Fwd: city council meeting tonight

Sent from my iPad

Begin forwarded message:

From: Janis Holliday <jholliday@hlccpas.com>
Date: February 27, 2017 at 10:20:08 AM CST
To: "joshd@cableone.net" <joshd@cableone.net>
Subject: city council meeting tonight

Hi Josh,

I telephoned and left a message for you earlier today. You represent the ward that I both live and work in.

I just wanted to convey to you **my opposition** to the City granting resolutions of support for Moores Housing Partners in their bid for competitive tax credits related to plans to build affordable apartments at 1521 Moores Lane.

I offer these thoughts in support of my opposition –

1) The traffic is heavy and fast at certain times of the day on Moores Lane and Galleria Oaks Drive in this area. The traffic from these apartments would place an additional burden on this infrastructure already in need of resurfacing and not originally constructed to handle a high volume of traffic.

2) It is my understanding that there are drainage problems in the area which extends to the frontage of Interstate 30,

3) It is my understanding that the appropriate zoning is not currently in place to accommodate apartments at 1521 Moores Lane,

4) our firm made a substantial investment in the Galleria Oaks Area to locate to a professional office park. It seems the noise and activity of apartments would not be appropriate for the professional office environment.

Thanks for your consideration and all you do to help our City.

Janis

Janis Fischer Holliday, CPA
Holliday, Lemons & Cox, P. C.
Certified Public Accountants
2001 Moores Lane
Texarkana, TX 75503
903-823-2727
903-823-2734 fax

TEX-Coopwood, Vicky

From: TEX-Whitson, John
Sent: Monday, February 27, 2017 4:29 PM
To: Tex-Orr, David; TEX-Jaster, Shirley; TEX-Coopwood, Vicky
Subject: FW: Opposition to resolution of support

John A. Whitson, ICMA-CM
 City Manager
 PO Box 1967
 Texarkana, Texas 75504-1967

220 Texas Blvd
 Office (903) 798-3930
 Cell (903) 949-7839
 City Website: <http://www.ci.texarkana.tx.us/>
 City Council Agendas and Council Videos: <http://texarkanacitytx.igm2.com/Citizens/Default.aspx>

From: Josh Davis [mailto:joshd@cableone.net]
Sent: Monday, February 27, 2017 4:27 PM
To: TEX-Whitson, John <John.whitson@txkusa.org>; TEX-Evans, Jennifer <j.evans@txkusa.org>
Subject: Fwd: Opposition to resolution of support

Sent from my iPad

Begin forwarded message:

From: Troy Lemons <tlemons@hlccpas.com>
Date: February 27, 2017 at 12:11:16 PM CST
To: "joshd@cableone.net" <joshd@cableone.net>
Subject: Opposition to resolution of support

Mr. Davis,

I live and work in your ward and want to express opposition to the City passing a resolution of support for Moores Housing Partners in their attempt to get competitive tax credits from the Texas Department of Housing and Community Affairs in relation to proposed construction of apartments at 1521 Moores Lane.

I don't believe that the area is zoned for an apartment complex and the area is currently made up primarily of offices for professional services. The constructions of multi-family residential housing in this area would, I believe, have a negative impact on the value of the professional buildings in the area and greatly increase the traffic volume and related street problems. I have also heard that there may be drainage issues in this area that could be made worse by this construction.

Thank you for your consideration,

Troy Lemons

903-823-2727
Home - 908 Clear Creek Drive
Office - 2001 Moores Lane

TEX-Coopwood, Vicky

From: TEX-Whitson, John
Sent: Monday, February 27, 2017 4:29 PM
To: Tex-Orr, David; TEX-Jaster, Shirley; TEX-Coopwood, Vicky
Subject: FW: Rezoning Request

John A. Whitson, ICMA-CM
 City Manager
 PO Box 1967
 Texarkana, Texas 75504-1967

220 Texas Blvd
 Office (903) 798-3930
 Cell (903) 949-7839
 City Website: <http://www.ci.texarkana.tx.us/>
 City Council Agendas and Council Videos: <http://texarkanacitytx.igm2.com/Citizens/Default.aspx>

From: Josh Davis [mailto:joshd@cableone.net]
Sent: Monday, February 27, 2017 4:26 PM
To: TEX-Whitson, John <John.whitson@txkusa.org>; TEX-Evans, Jennifer <j.evans@txkusa.org>
Subject: Fwd: Rezoning Request

Sent from my iPad

Begin forwarded message:

From: "Tony Orihuela" <tony@yamahasportscenter.com>
Date: February 27, 2017 at 2:53:28 PM CST
To: <joshd@cableone.net>
Subject: Rezoning Request

Josh,

As a resident and taxpayer of the Northridge area, I am deeply opposed to the proposed zoning request on Moore's lane next to the Boot's & Saddle Club property. In my opinion, this would not be good for the area or for the taxpayers. This area contributes greatly to the tax base in Texarkana and having multi-family housing I believe would undermine the values of our properties.

Thank you for your time and consideration concerning this request.

Regards,

Tony Orihuela

5804 Greenbriar Forest Circle
Texarkana, TX 75503
903.748.7782

TEX-Coopwood, Vicky

From: TEX-Whitson, John
Sent: Monday, February 27, 2017 4:28 PM
To: Tex-Orr, David; TEX-Jaster, Shirley; TEX-Coopwood, Vicky
Subject: FW: Zoning

John A. Whitson, ICMA-CM
 City Manager
 PO Box 1967
 Texarkana, Texas 75504-1967

220 Texas Blvd
 Office (903) 798-3930
 Cell (903) 949-7839
 City Website: <http://www.ci.texarkana.tx.us/>
 City Council Agendas and Council Videos: <http://texarkanacitytx.igm2.com/Citizens/Default.aspx>

From: Josh Davis [mailto:joshd@cableone.net]
Sent: Monday, February 27, 2017 4:26 PM
To: TEX-Whitson, John <John.whitson@txkusa.org>; TEX-Evans, Jennifer <j.evans@txkusa.org>
Subject: Fwd: Zoning

Sent from my iPad

Begin forwarded message:

From: WILLIAM PATTERSON <treypatterson@me.com>
Date: February 27, 2017 at 2:56:05 PM CST
To: joshd@cableone.net
Subject: Zoning

Sir,
 My name is Trey Patterson and I live in your ward. I'm emailing to tell you I adamantly oppose any low end type housing on Moore's lane. It will substantially lower property values and I believe ultimately lower taxes paid into city.
 Thanks in advance for considering
 Trey Patterson

Trey Patterson
 Patterson Nissan
 1201 McCann Rd.
 Longview TX. 75601
 Work 903-758-4135
 Cell 903-235-3471

Check us out online @
Longviewnissan.com
Sent from my iPad

Attachment: 2017-013 ATTH 07 Citizen Petition & e-mails (1598 : 2017-013 RES Support for TDHCA Tax Credit Application - Residences at

TEX-Coopwood, Vicky

From: TEX-Whitson, John
Sent: Monday, February 27, 2017 4:26 PM
To: Tex-Orr, David; TEX-Jaster, Shirley; TEX-Coopwood, Vicky
Subject: FW: Tax credits- new rock housing

John A. Whitson, ICMA-CM
 City Manager
 PO Box 1967
 Texarkana, Texas 75504-1967

220 Texas Blvd
 Office (903) 798-3930
 Cell (903) 949-7839
 City Website: <http://www.ci.texarkana.tx.us/>
 City Council Agendas and Council Videos: <http://texarkanacitytx.igm2.com/Citizens/Default.aspx>

From: Josh Davis [mailto:joshd@cableone.net]
Sent: Monday, February 27, 2017 4:24 PM
To: TEX-Whitson, John <John.whitson@txkusa.org>; TEX-Evans, Jennifer <j.evans@txkusa.org>
Subject: Fwd: Tax credits- new rock housing

Sent from my iPad

Begin forwarded message:

From: Alan Schimming <alan@schimmingcompany.com>
Date: February 27, 2017 at 3:47:00 PM CST
To: joshd@cableone.net
Subject: Tax credits- new rock housing

Josh Davis, Ward 6 Councilman,
 As I mentioned in our conversation earlier today I am extremely opposed to any type of sec 8 or "low income housing" at this location on Moores Lane. This type of housing will increase traffic on Moores Lane in the Galleria Oaks. Moores Lane is in dire need of repair and increased traffic would only add to the deterioration of Moores. Additionally, this is not in keeping with development in the area. I have office property nearby and represent property owners in the area and this development would certainly hurt property values there. I respectfully request you oppose this request by New Rock Development.
 Thanks,
 Alan Schimming

Sent from my iPhone

TEX-Coopwood, Vicky

From: TEX-Whitson, John
Sent: Monday, February 27, 2017 4:28 PM
To: Tex-Orr, David; TEX-Jaster, Shirley; TEX-Coopwood, Vicky
Subject: FW: Rezoning application for 1521 Moores Lane

John A. Whitson, ICMA-CM
 City Manager
 PO Box 1967
 Texarkana, Texas 75504-1967

220 Texas Blvd
 Office (903) 798-3930
 Cell (903) 949-7839
 City Website: <http://www.ci.texarkana.tx.us/>
 City Council Agendas and Council Videos: <http://texarkanacitytx.igm2.com/Citizens/Default.aspx>

From: Josh Davis [mailto:joshd@cableone.net]
Sent: Monday, February 27, 2017 4:25 PM
To: TEX-Whitson, John <John.whitson@txkusa.org>; TEX-Evans, Jennifer <j.evans@txkusa.org>
Subject: Fwd: Rezoning application for 1521 Moores Lane

Sent from my iPad

Begin forwarded message:

From: "William C. Gooding" <billgooding@goodingpc.com>
Date: February 27, 2017 at 3:39:18 PM CST
To: <joshd@cableone.net>
Subject: Rezoning application for 1521 Moores Lane

Mr. Davis,

This email is a follow-up to my call to you today regarding the application by a group that I understand to be, "Moore Housing Partners," to rezone the property located at 1521 Moores Lane in connection with their expressed intent to build a low income section 8 housing project at that location. I have several significant concerns with this request for rezoning.

First, this property is either adjacent or nearly adjacent to Galleria Oaks professional office development to the west. An entity, Gooding & Dodson Holdings, LLC, of which I am a substantial owner, owns the building at 2005

Moores Lane. The requested zoning change would likely negatively impact properties located in Galleria Oaks that are used for professional offices, and I expect would have the potential to decrease, perhaps substantially, the property value at 2005 Moores Lane, where I have an interest. Galleria Oaks is almost fully developed with owners having invested substantial funds relying upon the building restrictions and zoning currently in place.

Secondly, although there would be ingress and egress to the subject property by means of North Park road, from a practical standpoint, ingress and egress to the subject property would likely be exclusively by Moores Lane directly through Galleria Oaks to access retail businesses, grocery stores, service stations, health care, as well as Interstate 30. The portion of Moores Lane east of Summerhill Road is already in need of repairs. The extra traffic would further deteriorate the road, as well as substantially increase the traffic congestion on Moores Lane, especially during early morning and late evening when people are travelling to and from work and school.

For these reasons, I oppose the requested rezoning and request that when you consider this matter that you include consideration of the concerns I have expressed above. I believe a vote against the requested rezoning is in the best interest of the substantial investments made in Galleria Oaks. I do appreciate your listening to my concerns and your careful consideration of this matter.

Thanks,
Bill Gooding

William C. Gooding
Gooding Law, P.C.
 903.244.5780 - Phone
billgooding@goodingpc.com
Mailing Address:
 3702 Maplecrest St.
 Texarkana, TX 75503

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TEX-Coopwood, Vicky

From: TEX-Whitson, John
Sent: Tuesday, February 28, 2017 10:48 AM
To: Tex-Orr, David; TEX-Jaster, Shirley; TEX-Coopwood, Vicky
Subject: FW: Rezoning request concern

John A. Whitson, ICMA-CM
 City Manager
 PO Box 1967
 Texarkana, Texas 75504-1967

220 Texas Blvd
 Office (903) 798-3930
 Cell (903) 949-7839
 City Website: <http://www.ci.texarkana.tx.us/>
 City Council Agendas and Council Videos: <http://texarkanacitytx.iqm2.com/Citizens/Default.aspx>

From: Josh Davis [mailto:joshd@cableone.net]
Sent: Tuesday, February 28, 2017 10:18 AM
To: TEX-Whitson, John <John.whitson@txkusa.org>; TEX-Evans, Jennifer <j.evans@txkusa.org>
Subject: Fwd: Rezoning request concern

Sent from my iPhone

Begin forwarded message:

From: "Higginbotham,Paulette" <Paulette.Higginbotham@edwardjones.com>
Date: February 28, 2017 at 10:11:29 AM CST
To: "joshd@cableone.net" <joshd@cableone.net>
Subject: Rezoning request concern

Mr. Davis,

I am a resident on North Park Road. My home sits behind the Tourism Bureau. My husband and I have seen improvements in our area over the years such as the Partnership Pathway.

My family loves where we are located. Our six year old enjoys playing t ball at Spring Lake Park. We can walk or ride bikes to the park and back. My husband works from home and enjoys a quiet environment in which to work and has easy access to 1-30, and either Texas or Arkansas sides at anytime. We even enjoy hearing the Boots and Saddle Club practice for upcoming Fall events. Our son is thriving as a student at Morriss Elementary.

We have noticed the rezoning request and today saw the article in the paper about the request being for low income apartments. This is a big concern for us, not only for our home value but for the safety of our neighborhood.

As you are our representative for Ward 6, we ask you to please cast your vote to Not approve the rezoning request for low income apartments in our area.

Sincerely,
Paulette & Jeremy Higginbotham
6005 North Park Rd
Texarkana, TX 75503

Paulette Higginbotham
Senior Branch Office Administrator
Edward Jones
4115 North Kings Hwy Suite 104
Texarkana, TX 75503
(903) 831-7335
www.edwardjones.com

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TEX-Coopwood, Vicky

From: TEX-Whitson, John
Sent: Tuesday, February 28, 2017 10:48 AM
To: Tex-Orr, David; TEX-Coopwood, Vicky; TEX-Jaster, Shirley
Subject: FW: Proposed Cork Lane Apartment Complex

John A. Whitson, ICMA-CM
 City Manager
 PO Box 1967
 Texarkana, Texas 75504-1967

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 Office (903) 798-3930
 Cell (903) 949-7839
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From: Josh Davis [mailto:joshd@cableone.net]
Sent: Tuesday, February 28, 2017 10:17 AM
To: TEX-Whitson, John <John.whitson@txkusa.org>; TEX-Evans, Jennifer <j.evans@txkusa.org>
Subject: Fwd: Proposed Cork Lane Apartment Complex

Sent from my iPhone

Begin forwarded message:

From: Randy Kimpfbeck <kimpfran@yahoo.com>
Date: February 28, 2017 at 9:24:41 AM CST
To: "joshd@cableone.net" <joshd@cableone.net>
Subject: Proposed Cork Lane Apartment Complex
Reply-To: Randy Kimpfbeck <kimpfran@yahoo.com>

Mr. Davis,
 I wish to voice my strong opposition to the proposed 88-apartment complex on Moores/Cork Lane.

First, this complex, if built, would have a negative effect on the property values in a wide-ranging area. We live on Yarborough Court, in Greenbriar Forest Estates, and believe this complex would lower our property value and well as the values in Winchester, Northridge and The Enclave. These areas contribute substantially to the tax revenue of the city, county and school district.

Second is the traffic situation. As you are aware, North Park Road is already in poor condition and any additional traffic

will add to the deuteriation of the roadway. In addition, it is quite narrow for the amount of traffic being handled currently. Cork Lane is not in any better condition. When traveling on North Park from our location toward Spring Lake Park the intersection of North Park and Cork Lane present a traffic issue. When attempting to make the left turn the site line is impaired by the trees and undergrowth along the road as well as the offset in the road. Adding additional traffic to this area will simply add to an already hazardous situation.

Last is the expected increase in the crime rate. Low income housing is synonymous with crime and drug dealing, whether this is fact or simple perception, this is the case in the mind of most people. We attend Sacred Heart Church and are being warned about the number autos that are being broken into in the church parking lot. It would naturally be assumed those doing the break-ins live in the low income apartments directly across from the church. There is no reason to believe this complex would be any different.

Please oppose the building of this apartment complex.

Thank you,

Randy Kimpfbeck

TEX-Coopwood, Vicky

From: Len Vilicic <lvilicic@nurock.com>
Sent: Wednesday, March 01, 2017 2:05 PM
To: Tex-Orr, David
Cc: John Boyd
Subject: Residences at Texarkana withdrawal

David,

Because we were unable to obtain the support of the City Council for our Residences at Texarkana multifamily proposal at 1521 Moores Lane, we are withdrawing our request for rezoning. Additionally, please remove our proposal from upcoming Council Meetings.

We still believe Texarkana has a viable market for a multifamily tax credit development, and we will be in contact with you in the near future to explore options. Thank you for all your help.

Sincerely,

Len Vilicic
NuRock Companies
4925 Greenville Avenue
Suite 1305
Dallas, TX 75206

(972) 573-3400 x 2 Office
(972) 322-7211 Cell

Attachment: 2017-013 ATTH 08 Residences at Texarkana withdrawal (1598 : 2017-013 RES Support for TDHCA Tax Credit Application -

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

Perspectives	Goals
Serve the Community	☐ Promote an Environmentally Sensitive & Livable Community ☒ Provide a Safe Community ☒ Deliver Quality Services ☐ Foster a Healthy Community
Run the Operations	☐ Enhance Community Preparedness & Responsiveness ☒ Maximize Partnership Opportunities ☐ Provide Courteous & Responsive Customer Service ☐ Model a Positive City Image ☒ Deliver Efficient Services ☐ Cultivate Community Involvement & Access
Manage the Resources	☐ Maintain Fiscal Strength ☐ Maximize Utilization & Resources ☒ Invest in Infrastructure & Transportation
Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: Medium

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

☐ Newspaper Notice (Required by Statute)	☐ Public Hearing (Required by Statute)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website Notice
☐ Social Media (Twitter, Facebook, etc.)	☐ Special Mailing
☐ Flyers Posted	☐ Banners Posted
☐ Survey	☐ Automated Phone Call
☒ None Required	☐

Other: