



City of Killeen

Agenda

City Council

Tuesday, August 6, 2019

5:00 PM

City Hall
Council Chambers
101 N. College Street
Killeen, Texas 76541

SPECIAL CITY COUNCIL MEETING

Call to Order and Roll Call

___ Jose Segarra, Mayor	___ Jim Kilpatrick
___ Shirley Fleming	___ Butch Menking
___ Steve Harris	___ Debbie Nash-King
___ Gregory Johnson	___ Juan Rivera

Approval of Agenda

Resolutions

1. [RS-19-073](#)
 - A. Receive and Provide Overview of Fiscal Year 2020 Proposed Annual Budget and Plan of Municipal Services.
 - B. Set the date of September 3, 2019, to hold a public hearing on the Fiscal Year 2020 Annual Budget and Plan of Municipal Services.

Ordinances

2. [PH-19-025](#) Consider an ordinance adopting the 2019-2020 Annual Action Plan; a substantial amendment to the 2018-19 Annual Action Plan; and authorizing an application for and allocation of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) program funds.

Attachments: [Staff Report](#)
[CDAC Minutes](#)
[Ordinance](#)
[Presentation](#)

Adjournment

I certify that the above notice of meeting was posted on the Internet and on the bulletin boards at Killeen City Hall and at the Killeen Police Department on or before 5:00 p.m. on August 2, 2019.

Lucy C. Aldrich, City Secretary

The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the Texas Open Meetings Act, the City Council may convene a closed session to discuss any matter listed on the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session.

This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7700, City Manager's Office, or TDD 1-800-734-2989.

Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. No official action will be taken by Council.

- TML Annual Conference, October 9-11, San Antonio, Texas
- AUSA Annual Meeting, October 12-16, Washington, DC

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City of Killeen

Legislation Details

File #:	RS-19-073	Version:	1	Name:	Fiscal Year 2020 Proposed Annual Budget and Plan of Municipal Services.
Type:	Resolution	Status:		Status:	Resolutions
File created:	7/23/2019	In control:		In control:	City Council
On agenda:	8/6/2019	Final action:		Final action:	
Title:	A. Receive and Provide Overview of Fiscal Year 2020 Proposed Annual Budget and Plan of Municipal Services. B. Set the date of September 3, 2019, to hold a public hearing on the Fiscal Year 2020 Annual Budget and Plan of Municipal Services.				
Sponsors:	Finance Department				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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City of Killeen

Legislation Details

File #: PH-19-025 **Version:** 1 **Name:** 2nd public hearing for FY 19-20 CDBG & HOME Annual Action Plan

Type: Ordinance/Public Hearing **Status:** Public Hearings

File created: 7/1/2019 **In control:** City Council

On agenda: 8/6/2019 **Final action:**

Title: Consider an ordinance adopting the 2019-2020 Annual Action Plan; a substantial amendment to the 2018-19 Annual Action Plan; and authorizing an application for and allocation of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) program funds.

Sponsors: Community Development Department

Indexes:

Code sections:

Attachments: [Staff Report](#)
[CDAC Minutes](#)
[Ordinance](#)
[Presentation](#)

Date	Ver.	Action By	Action	Result
7/23/2019	1	City Council		
7/16/2019	1	City Council Workshop		



STAFF REPORT

DATE: July 16, 2019

TO: Ronald L. Olson, City Manager

FROM: Leslie Hinkle, Executive Director of Community Development

SUBJECT: FY2019-2020 Community Development Block Grant (CDBG) and Home Investments Partnerships (HOME) Program and proposed substantial amendment to the 2018-2019 Annual Action Plan

BACKGROUND AND FINDINGS:

The City of Killeen will receive \$944,218.00 from the U.S. Department of Housing and Urban Development (HUD) for FY 2019-2020 CDBG program activities. In addition, \$13,350.08 in funds from completed CDBG projects and prior and current year program income is available for use, providing a total of \$957,568.08 available for FY 2019-2020 CDBG activities. The City will also receive \$410,861.00 from HUD for FY 2019-2020 Home Investment Partnerships (HOME) Program activities. \$49,821.73 in anticipated program income to the HOME program is available for use, providing a total of \$460,687.82 for FY 2019-2020 HOME activities.

Two community planning meetings were held February 6 and 21, 2019 resulting in identification and prioritization of housing and community needs. Annual CDBG and HOME program applications for funding were made available to the public on February 25, 2019 through the City's website at the Community Development page. Technical workshops were conducted on February 27, March 1, 7, 13, and March 18, 2019. The workshops provided interested parties with information on eligible activities and completing and submitting an application for either the CDBG or HOME program. Funding applications were submitted by the deadline date of March 29, 2019 and were presented to CDAC on May 1, 2019. The Community Development Advisory Committee (CDAC) meeting minutes with recommendations for funding the applications proposed to address identified community priorities are attached.

CDAC also considered a proposal from staff regarding a substantial program amendment to the FY 2018-2019 Annual Action Plan to amend the use of the CDBG funds for the Bob Gilmore Senior Center by amending the use of funds from rehabilitation of an existing structure to construction of a new facility; and, amending the use of HOME funds from the First Time Homebuyer Assistance Program with Repairs to the First Time Homebuyer Assistance Program (purchase assistance only). As required by the City of Killeen Community Development Department Citizen Participation Plan, the City is required to amend an Annual Action Plan whenever it adds or deletes projects or substantially changes the purpose, scope, location or beneficiaries of an activity. The Bob Gilmore Senior Center was initially approved for rehabilitation of the existing building; however a structural report concluded the building is not structurally feasible for rehabilitation; therefore, the use of the CDBG funds are substantially changed from the originally approved use. The First Time Homebuyer Assistance Program with Repairs was initially approved to include purchase assistance in the form of down payment and closing costs necessary for the purchase and repairs (rehab) necessary for the housing unit to

meet HUD standards associated with a structurally sound, safe and decent housing unit. In accordance with regulatory requirements, the action must be divided into two separate activities going forward; therefore, the use and scope of the HOME funded project is substantially changed from the originally approved use of funds.

THE ALTERNATIVES CONSIDERED:

No alternatives were considered.

Which alternative is recommended? Why?

No alternative was considered as this funding, plan submissions and due dates are prescribed by federal regulation for continued receipt of the federal funding.

CONFORMITY TO CITY POLICY:

The action conforms to City policy through following adopted procedures with regard to development of annual action plans, project proposals and application process, technical assistance, and Advisory Committee review and recommendation of applications and proposals to address identified community needs for the Community Development federal grant programs.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The amount of expenditure in the current fiscal year is anticipated at \$783,695.05 from FY 18-19 CDBG funds for the Bob Gilmore Senior Center, \$100,000 from the FY 18-19 HOME funds for the First Time Homebuyer Assistance Program (purchase assistance only), and FY 19-20 CDBG funds in the amount of \$957,568.08 and \$460,682.73 for the HOME program. Total combined expenditure of \$1,741,263.13 CDBG and \$560,682.73 HOME program funds for FY 19-20. Future funding will not be affected.

Is this a one-time or recurring expenditure?

One-time expenditure. This expenditure will occur during the FY 2019-20 fiscal year.

Is this expenditure budgeted?

Expenditure of FY 2019-2020 CDBG and HOME program funds will be budgeted under the Special Revenue Funds budget.

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

Yes

RECOMMENDATION:

Following the final public hearing on July 23, 2019, staff recommends approval of the attached ordinance adopting the 2019-2020 Community Development Annual Action Plan and Substantial Amendment to the FY 2018-2019 Annual Action Plan as indicated.

DEPARTMENTAL CLEARANCES:

Finance
City Attorney

ATTACHED SUPPORTING DOCUMENTS:

CDAC Minutes
Ordinance

MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
May 1, 2019
Killeen Arts and Activities Center
802 N. 2nd Street, Building E – 1st Floor – CD Training Room
Killeen, TX 76541
11:00 AM

1. **PRESIDING:** Chair TaNeika Driver-Moultrie presided and called meeting to order at 11:06 AM.
2. **PRESENT:** Riakos Adams, Richard Banta, Kathy Bradley (arriving at 11:08), John Driver, Johnny Frederick, Ashley Whitworth. City staff present: Leslie Hinkle, Cinda Hayward, Traci Briggs, Celeste Sierra.
ABSENT: Nick Guajardo, Andre Owens, Luvina Sabree.
3. **APPROVAL OF AGENDA:** Mr. Adams moved, seconded by Mr. Driver to approve meeting agenda. Motion carried unanimously.
4. **APPROVAL OF MINUTES:** Mr. Frederick moved, seconded by Mr. Adams to approve February 21, 2019 minutes as written. Motion carried unanimously.
5. **AGENDA ITEMS**
 - A. **Receive briefing 2nd quarter status reports of CDBG and HOME projects:** Ms. Hayward briefed committee on status reports and answered questions regarding Bob Gilmore Senior Center, CIS results, the Homebuyer Assistance Program and the Tenant Based Rental Assistance Program.
 - B. **Receive briefing on HUD annual entitlement funding for FY 2019-20 CDBG and HOME Programs:** Ms. Hinkle provided an awards summary on CDBG and HOME allocations. The City will receive \$944,218 in CDBG funds which is \$36,186 less or a 4% decrease from 2018 funding and \$410,861 in HOME funds which is \$27,817 less or a 7% decrease from 2018 funding.
 - C. **Discuss and consider reprogramming of CDBG and HOME funds for FY 2019-2020 proposed activities and projects:** Ms. Hinkle briefed committee on prior year CDBG funds available to fund other projects which include \$2,652.12 from the Stewart Neighborhood Sidewalk project and \$6,461.96 from CDBG Admin 2017-18 funds and \$4,236 in FY 18-19 CDBG program income for a total of \$13,350.08 in reprogrammable CDBG funds. No funding available to reprogram for the HOME program. Mr. Frederick moved, seconded by Mr. Adams to reprogram said funds to other eligible activities. Motion carried unanimously.
 - D. **Discuss and consider amending the FY 2018 Annual Action Plan and reprogramming of CDBG funds for the Bob Gilmore Senior Center:** Ms. Hinkle provided status of Bob Gilmore Senior Center project and advised that during inspections, the center was shown to be structurally unsound and therefore not able to be rehabilitated as originally planned. As is, the center is not safe nor is it economically feasible to rehabilitate (demolish then reconstruct). The decision was made to construct a new senior center at the community center site. \$209,248 of FY 16 funds and \$574,447.05 of FY 18 funds are required to be reprogrammed from a rehabilitation project to a new construction project to move the project forward. After a brief discussion by members, Mr. Adams moved, seconded by Mr. Driver to amend the FY 18 Annual Action Plan and reprogram funds allocated for the rehabilitation of to the new construction of the Bob Gilmore Senior Center. Motion carried unanimously.
 - E. **Discuss and consider amending the FY 2018 Annual Action Plan and reprogramming HOME funds for the First Time Homebuyer Assistance program:** Ms. Hayward briefed committee on HUD's directive for HAP components of down payment/closing cost assistance and rehabilitation of the homes to be funded as separate activities. To be in line with this directive, committee is asked to consider and approve the specific use of the FY 18 First Time Homebuyer Assistance project for down payment/closing cost assistance only. After brief discussion by members, Mr. Frederick moved, seconded by Mr. Adams to amend the use of FY 18 HAP funds on down payment/closing costs assistance only. Motion carried unanimously.

- F. **Receive briefing on FY 2019-20 CDBG/HOME Application for funding (AFF) process, application forms, budget, certifications/representations, official documents, and applications not eligible for consideration:** Ms. Hayward briefed committee on purpose of all application forms and required attachments necessary for requesting CDBG and HOME funds and asked committee to meet at a later date to review application process and make changes or require additional information on future applications for funding.

After no further discussion, Chair Driver-Moultrie requested a motion for a recessing and returning to consider remaining agenda items. Mr. Adams moved, seconded by Ms. Whitworth to recess. Motion carried and meeting adjourned at 11:46 AM. Meeting was again called to order by Chair Driver-Moultrie at 12:40 PM to continue with remaining agenda items.

- G: **Discuss and consider approval of CDBG and HOME program applications submitted for FY 2019-2020 proposed program of activities for recommendation to City Council:** Committee heard from the following organizations and representatives and City Staff requesting funds for public services, Administration of CDBG and HOME Programs and the CHDO FY 19 set aside. Hill Country Community Action Association, Inc.-Kimbra Hobbs and Sandra Mendoza (committee member John Driver recused himself prior to presentation by Hill Country Community Action); Heritage House of Central Texas-Cotina Quiney and Artina Coleman; Families in Crisis, Inc.-William Hall; Communities in Schools of Greater Central Texas, Inc. – Michael Dewees and Cinnamon Clay; Bring Everyone in the Zone-Maureen Jouett; Greater Killeen Free Clinic-Marlene DiLillo (committee member Johnny Frederick recused himself prior to presentation by Greater Killeen Free Clinic); City of Killeen Community Development-Celeste Sierra and Leslie Hinkle.

After hearing presentations and discussions by committee members, Mr. Adams moved, seconded by Ms. Whitworth, with motion passing unanimously, to fund the following public service projects in the amount of \$141,632.70 and forward recommendations to City Council:

Hill Country Community Action Association, Inc. for meal delivery driver salary and fringe for the Elderly Meals Program: \$9,770

Heritage House of Central Texas for client advocate salary for the Empowerment Program: \$5,000

Communities in Schools of Greater Central Texas, Inc. for case worker salary and fringe benefits for Connections Program at Maude Moore Wood Elementary School: \$21,000

Families in Crisis, Inc. for homeless shelter case manager salary and fringe: \$20,000

Bring Everyone in the Zone, Inc. for resource manager salary: \$12,862.70

Greater Killeen Free Clinic, Inc. for clinic administrative assistant salary and fringe benefits: \$23,000

City of Killeen Community Development for Elderly Transportation Program services: \$50,000

After discussion, Mr. Adams moved, seconded by Ms. Whitworth to fund the CDBG and HOME administration and the CHDO FY 19 set aside in the following amounts and to forward recommendations to City Council. Motion passed unanimously.

CDBG Administration and Planning: \$188,843.60

HOME Administration and Planning: \$ 46,068.27

CHDO FY 19 required set aside: \$ 61,629.15

6. ADJOURNMENT: Chair Driver-Moultrie asked for a motion to recess. Mr. Frederick moved, seconded by Mr. Adams to adjourn until May 2, 1:00 PM to continue discussion and consideration of approval of CDBG and HOME program applications submitted for FY 2019-2020 proposed program of activities for recommendation to City Council. Motion passed unanimously and meeting adjourned at 2:42 PM.

1. **PRESIDING:** Committee Chair TaNeika Driver-Moultrie presided and called meeting to order at 1:09 PM.
2. **PRESENT:** Riakos Adams, Richard Banta, Kathy Bradley, John Driver, Johnny Frederick, Ashley Whitworth. City staff present: Leslie Hinkle, Cinda Hayward, Traci Briggs, Celeste Sierra.
ABSENT: Nick Guajardo, Andre Owens, Luvina Sabree.

5G **Discuss and consider approval of CDBG and HOME program applications submitted for FY 2019-2020 proposed program of activities for recommendation to City Council (cont'd):**

Committee heard from the following organizations and representatives and City Staff requesting funds for CDBG public facilities and improvements, code enforcement, clearance/demolition, historic preservation, housing and HOME program activities: Central Texas 4C, Inc. – Janell Frazier; Clements Boys and Girls Club – Daniel Hall; City of Killeen Community Services-Kerry Ann Frazier; City of Killeen Public Works-John Koester; Monarch Education-Billy Brown; City of Killeen Community Development-Ed Radeke; Bring Everyone in the Zone, Inc.-Maureen Jouett; Families in Crisis, Inc.-William Hall; City of Killeen Community Development-Cinda Hayward.

Chair Driver-Moultrie left the meeting at 3:29 PM and Vice-Chair Whitworth assumed duties as Chair. After hearing presentations and discussions by committee members, Mr. Adams moved, seconded by Mr. Driver, with motion passing unanimously, to fund the following CDBG public facilities and housing projects in the amount of \$627,091.78 and forward recommendations to City Council:

Central Texas 4C, Inc. for Head Start Expansion Phase II: \$100,000
Clements Boys and Girls Club for North Killeen Bigham Unit Gymnasium and Teen Center: \$100,000
City of Killeen Community Services for Bob Gilmore Senior Center Construction: \$152,091.78
City of Killeen Public Works for Gilmer Street Reconstruction: \$175,000
Monarch Education for land acquisition: \$00.00
City of Killeen Community Development for Housing Rehab Program: \$100,000

After discussion Mr. Frederick moved, seconded by Mr. Adams, with motion passing unanimously, to fund the following HOME Program activities in the amount of \$352,985.31 and forward recommendations to City Council:

Bring Everyone in the Zone Inc. for Client Housing Assistance: \$23,200
Families in Crisis, Inc. for Tenant Based Rental Assistance: \$100,000
City of Killeen Community Development for Homebuyer Assistance Program Rehab: \$100,000
City of Killeen Community Development for North Killeen Housing Redevelopment Program: \$129,785.31

Ms. Hayward reminded committee members on scheduled dates for City Council workshops and meetings where CDBG and HOME Program funding recommendations will be discussed.

6. **ADJOURNMENT:** Mr. Adams moved, seconded by Mr. Frederick to adjourn meeting. Meeting adjourned by Vice-Chair Whitworth at 3:53 PM.

ORDINANCE _____

AN ORDINANCE AUTHORIZING SUBMITTAL OF THE 2019-2020 ANNUAL ACTION PLAN; ADOPTING A SUBSTANTIAL AMENDMENT TO THE 2018-2019 ANNUAL ACTION PLAN; AUTHORIZING THE APPLICATION FOR AND ALLOCATION OF \$944,218.00 IN FY2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND THE USE OF PRIOR AND CURRENT YEAR PROGRAM INCOME AND REPROGRAMMABLE FUNDS FOR A TOTAL EXPENDITURE OF \$957,568.08 OF CDBG FUNDS; AUTHORIZING AN APPLICATION FOR AND ALLOCATION OF \$410,861.00 IN HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM FUNDS AND FY2019-2020 ANTICIPATED PROGRAM INCOME FUNDS FOR A TOTAL EXPENDITURE OF \$460,682.73 OF HOME FUNDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 2019-2020 Annual Action Plan has been developed and the 2018-2019 Annual Action Plan has undergone a substantial amendment in accordance with established priorities and objectives of the overall goals of the 2015-2019 Consolidated Strategic Plan; and

WHEREAS, two public hearings were conducted and held by the City Council to seek citizen participation in the development of the 2019-2020 Annual Action Plan describing the allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program funds and the reallocation of funds previously identified for a public facility improvement under CDBG and HOME funds allocated for acquisition assistance and rehabilitation for first time homebuyers; and

WHEREAS, the Community Development Advisory Committee (CDAC) has reported its recommendation on the use of CDBG and HOME Program funds for FY 2019-2020 for the use and reallocation of CDBG and HOME funds for FY2018-2019; and

WHEREAS, the City Council of the City of Killeen has invited and received further citizen comment on the allocation of \$944,218.00 in FY 2019-2020 CDBG funds and the reprogramming of \$9,114.08 of FY2017-2018 funds from completed projects and

\$4,236.00 of FY2018-19 program income; the allocation of \$410,861.00 in FY 2019-2020 HOME funds and the use of anticipated program income in the amount of \$49,821.73; likewise, a substantial amendment to the FY2018-2019 Annual Action Plan amending the use of \$783,695.05 of CDBG funds from rehabilitation to new construction for the Bob Gilmore Senior Center and a substantial amendment amending the use of \$100,000 of HOME funds for the First Time Homebuyer Assistance Program from purchase assistance with rehabilitation to acquisition (purchase) assistance only; and

WHEREAS, after due consideration of the community's needs within the City as provided by the U.S. Department of Housing and Urban Development and Community Planning Meetings, the City Council of the City of Killeen has determined to apply for and has agreed on the allocation of said funds;

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

SECTION I. That the City Council of the City of Killeen held public hearings in accordance with HUD regulations to hear and accept citizen comments, on the 2019-2020 Annual Action Plan and Substantial Amendment to the FY2018-2019 Annual Action Plan, for the required 30-day comment period, with the comment period beginning June 24 and ending July 23, 2019, describing proposed CDBG and HOME activities.

SECTION II. That the City Council of the City of Killeen hereby authorizes the City Manager to submit the Substantial Amendment to the 2018-2019 Annual Action Plan and the 2019-2020 Annual Action Plan; to execute an application for the amount of \$944,218.00 in CDBG funds and \$410,861.00 in HOME funds for FY 2019-20; approves the reprogramming of \$13,350.08 program income and prior years CDBG funds and \$49,821.73 in anticipated program income; and approves CDBG and HOME Program

expenditures during FY 2019-2020 in the following manner:

SUBSTANTIAL AMENDMENT FY2018-2019

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PUBLIC FACILITIES AND IMPROVEMENTS

City of Killeen Community Services: Bob Gilmore Senior Center renovations (rehabilitation) to new construction of public facility \$ 783,695.05

HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
HOUSING ACTIVITIES

City of Killeen Community Development: First Time Homebuyer Assistance Program with Repairs (rehabilitation) to purchase assistance only \$ 100,000.00

FY2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

AGENCY	PROJECT DESCRIPTION & PROPOSED UNITS	REQUESTED AMOUNT	CDAC RECOMMENDATION
Bring Everyone in the Zone	Resource Manager partial salary	\$ 35,000.67	\$ 12,862.70
Communities in Schools of Greater Central Texas	Connections Program-Maud Moore Wood Elementary School (salary)	\$21,000.00	\$ 21,000.00
Families In Crisis, Inc.	Homeless Shelter Case Manager (salary)	\$ 32,926.28	\$ 20,000.00
Greater Killeen Free Clinic	2019 Salary Assistance (salary)	\$ 26,430.98	\$ 23,000.00
Heritage House of Central Texas	Empowerment Program (salary)	\$10,000.00	\$ 5,000.00
Hill Country Community Action Agency, Inc.	Killeen Elderly Meals Program (salary)	\$ 9,770.00	\$ 9,770.00
City of Killeen Community Development Department	Elderly Transportation Program (direct assistance to beneficiaries)	\$ 50,000.00	\$ 50,000.00
Central Texas 4C, Inc.	Head Start Expansion Phase II	\$ 140,700.00	\$ 100,000.00
Clements Boys and Girls Club	North Killeen Bigham Unit Gymnasium & Teen Center	\$ 523,000.00	\$ 100,000.00
Monarch Education	Monarch Prep @ KU (acquisition - vacant land)	\$ 326,700.00	0.00
City of Killeen Community Services	Bob Gilmore Senior Center - New Construction	\$ 900,000.00	\$ 152,091.78
City of Killeen Public Works Street Operations	Gilmer Street Reconstruction	\$ 357,629.50	\$ 175,000.00
City of Killeen Community Development Department	Housing Rehabilitation Program	\$ 100,000.00	\$ 100,000.00
City of Killeen Community Development Department	CDBG Administration 2019 -	\$ 188,843.60	\$ 188,843.60

Total All Requests \$ 2,722,001.03

TOTAL CDBG FUNDS ALLOCATED **957,568.08**

FY 2019-2020 HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

AGENCY	PROJECT DESCRIPTION & PROPOSED UNITS	REQUESTED FUNDS	CDAC RECOMMENDATION
Bring Everyone in the Zone	Client Housing Assistance -Security Deposit Program -	\$ 23,200.00	\$ 23,200.00
Families In Crisis, In.c	2019 FIC-Housing Program - Tenant Based Rental Assistance Program	\$ 129,791.40	\$ 100,000.00
City of Killeen Community Development Department	Homebuyer Assistance Program (HAP) Rehabilitation	\$ 100,000.00	\$ 100,000.00
City of Killeen Community Development Department	North Killeen Housing Redevelopment Program	\$ 300,000.00	\$ 129,785.31
City of Killeen Community Development Department	HOME Program Administration 2019 - includes 10% of FY2018-19 program income of \$4,982.17	\$ 46,068.27	\$ 46,068.27
No Applicant Request Submitted	Community Housing Development Organization - 15% equired set aside	\$ 61,629.15	\$ 61,629.15
Total All Requests		\$ 660,688.82	
<u>TOTAL HOME FUNDS ALLOCATED:</u>			<u>\$ 460,682.73</u>

Further, all funds remaining in any project account at the completion of the project shall be transferred forward in the budget to like accounts or to be available for subsequent reprogramming to other eligible projects.

SECTION III. That if any section or part of any section or paragraph of this ordinance is declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

SECTION IV. That this ordinance shall be effective after its passage and approval.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 23rd day of JULY, 2019 at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A. Government Code § 551.001 *et seq.*

APPROVED

Jose L. Segarra, MAYOR

ATTEST:

Lucy Aldrich, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

Kathryn H. Davis, CITY ATTORNEY

DISTRIBUTION: Community Development Department, Finance Department



FY20 CDBG & HOME FUNDING REQUESTS &
FY19 SUBSTANTIAL AMENDMENT TO ANNUAL
ACTION PLAN

PH-19-025

August 6, 2019

Community Development Grant Programs (CDBG& HOME) Funding FY 20

2

□ CDBG grant	\$ 944,218.00
□ Reprogrammed funds & program income	\$ 13,350.08
□ Total funding available	\$ 957,568.08

□ HOME grant	\$ 410,861.00
□ Reprogrammed funds & program income	\$ 49,821.73
□ Total funding available	\$ 460,682.73

Community Development Block Grant - public service funding requests = 15% of grant allowed

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Agency	Project Description	Amount Requested	CDAC Recommendation
Bring Everyone in the Zone	Resource Program -partial salary assistance & operations	\$35,000.67	\$12,862.70
Heritage House of Central Texas	Empowerment Program-partial salary assistance	\$10,000.00	\$ 5,000.00
Communities in Schools of Greater Central Texas	Connections Program (Maud Moore Wood Elementary) – partial salary assistance	\$21,000.00	\$21,000.00
Families in Crisis	Homeless Shelter Case Manager – partial salary assistance	\$ 32,926.28	\$20,000.00

Community Development Block Grant – public service funding requests = 15% of grant allowed

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Agency	Project Description	Amount Requested	CDAC Recommendation
Hill Country Community Action Association	Killeen Elderly Meals Program- partial salary assistance for meal delivery driver	\$ 9,770.00	\$ 9,770.00
Greater Killeen Free Clinic	Clinical Program Assistance – partial salary assistance	\$ 26,430.98	\$ 23,000.00
City of Killeen-Community Development	Elderly Transportation Program- provides assistance with transportation to eligible (62+ age) riders	\$ 50,000.00	\$ 50,000.00
Totals=15% of grant amount allowed		\$185,127.93	\$141,632.70

Community Development Block Grant –housing, public facilities & improvements funding requests

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Agency	Project Description	Amount Requested	CDAC Recommendation
Central Texas 4C, Inc.	Head Start Expansion Phase II- building for classrooms	\$140,700.00	\$100,000.00
Clements Boys and Girls Club	North Killeen Bigham Unit Gym and Teen Center-new construction	\$523,000.00	\$100,000.00
Monarch Education	Monarch Prep @ KU-acquisition of land for athletic programs	\$326,700.00	\$0.00
City of Killeen Community Services	Bob Gilmore Senior Center – new construction	\$900,000.00	\$152,091.78

Community Development Block Grant –housing, public facilities & improvements funding requests

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Agency	Project Description	Amount Requested	CDAC Recommendation
City of Killeen – Public Works, Street Operations	Gilmer Street Reconstruction – partial cost of reconstruction of street	\$357,629.50	\$175,000.00
City of Killeen –Community Development	Housing Rehabilitation Program – anticipate 4 housing units to be completed, with lead based paint abatement on each unit	\$100,000.00	\$100,000.00
Totals =65% of grant amount allowed		\$2,348,029.50	\$627,091.78

Community Development Block Grant -administration funding request

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Agency	Project Description	Amount Requested	CDAC Recommendation
City of Killeen –Community Development	CDBG administration	\$188,843.60	\$188,843.60
Totals =20% of grant amount allowed		\$188,843.60	\$188,843.60

HOME Program - affordable housing program funding requests

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Agency	Project Description	Amount Requested	CDAC Recommendation
Bring Everyone in the Zone	Client Housing Assistance- security deposits for veterans, their families & surviving spouses	\$ 23,200.00	\$ 23,200.00
Families in Crisis	Housing Program – monthly rental assistance for clients on Section 8 waiting list	\$129,791.40	\$100,000.00
City of Killeen – Community Development	Homebuyer Assistance Program – Rehabilitation – 6 units of housing to assist 1 st time homebuyers with needed building code related repairs	\$100,000.00	\$100,000.00

HOME Program – affordable housing program funding requests

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Agency	Project Description	Amount Requested	CDAC Recommendation
City of Killeen-Community Development	North Killeen Housing Redevelopment Program- construction or rehabilitation of housing units in the North Killeen Revitalization Program area	\$300,000.00	\$129,785.31
CHDO Set aside	Minimum 15%of grant must be set aside–no applications received	\$ 61,629.15	\$ 61,629.15
City of Killeen – Community Development	Program Administration=10% of grant & 10% of program income	\$ 46,068.27	\$ 46,068.27
Totals		\$660,688.82	\$460,682.73

Monarch Education proposed location – Old Florence Road (4 acres out of a 9.774 acre tract)

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CDAC Recommendations –Monarch Education

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- Monarch Education – application request is to purchase 2.5 of 4 acres of land for \$326,700 on Old Florence Road to construct athletic fields =\$130,680 per acre
 - ▣ Price seems high for the location with no improvements on site
 - ▣ Financial information presented in application was conflicting and inconsistent related to funding committed for project
 - ▣ Number of projected youth to be served was low compared to the investment of CDBG funding requested – of the 125 projected to be served, 65% are projected to be low moderate clientele =81 persons

Staff Comments – Monarch Education

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- ❑ The financial information presented in application does not support the long term financial stability for this proposed project
- ❑ Bell County Appraisal District current market value for the 9.774 acres is \$104,163, current zoning is B-3
- ❑ City of Killeen athletic fields are available nearby for this use
- ❑ Monarch Education owns no property; current operations include leased space at 4205 Old Florence Road
- ❑ Agency has no track record with any federal, state or local grant funding
- ❑ Agency seems to be expanding their mission from education to athletic programming

Summary & Recommendation

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- ❑ Monarch Education does not appear to have the financial commitment to sustain the project long term as required by CDBG regulations
- ❑ If project moves forward and agency cannot complete project, City potentially would be required to repay HUD any CDBG money spent on the acquisition
- ❑ If council desires to fund this agency, a certified letter of credit would be advisable before grant agreement is executed
- ❑ Staff recommends to approve the CDAC recommendations of CDBG & HOME allocations for FY 19-20