
Consolidated Annual Performance Evaluation Report (CAPER)

CDBG Program Year 2010



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**City of Texarkana, Texas
Consolidated Annual Performance and Evaluation Report
Program Year 2010**

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Narrative

A. Evidence of Public Notice

The public notice for CAPER review is attached at the end of the CAPER in the appendix.

B. Overview

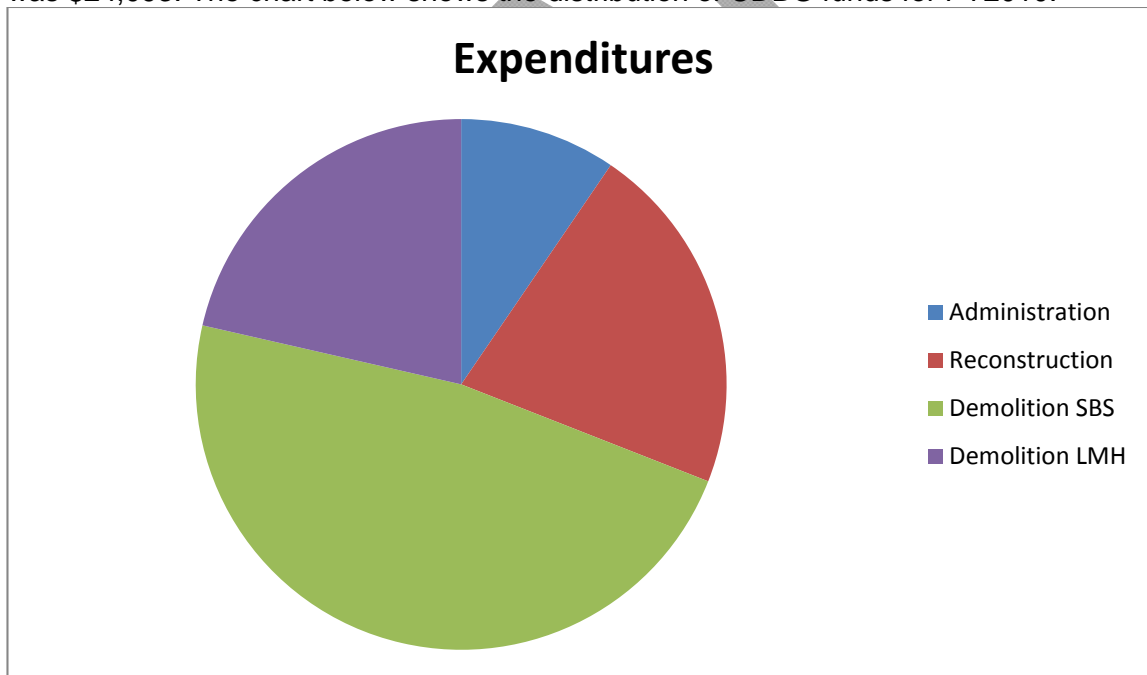
This document serves as the City of Texarkana's Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) program. This report is submitted in response to the performance requirements described in the Consolidated Plan regulations at 24 CFR 91.520.

The purpose of this report is to:

- Provide the community and the U. S. Department of Housing and Urban Development (HUD) with a summary of resources available and program accomplishments;
- Update citizens and HUD on actions taken during the past year to address needs as described in the 2008-2012 Consolidated Plan, and;
- Describe progress made in the last year to address other priority needs and objectives.

C. Resources Available

During CDBG Program Year 2010 (October 1, 2010– September 30, 2011), the City of Texarkana received \$496,859 in CDBG resources to address various community needs. Program income was \$24,093. The chart below shows the distribution of CDBG funds for PY2010:



D. Assessment of Progress Toward Five-Year Consolidated Plan Priorities/Goals and Toward One-Year Action Plan Priorities/Goals

Through the consolidated planning process, the City of Texarkana assessed its housing, public facility, infrastructure, economic, and human service needs. From this assessment, Texarkana developed a list of priorities and objectives for addressing the identified needs. The 2008-2012 Consolidated Plan and the 2010 Annual Action Plan serve as a decision-making guide for determining how to invest federal resources in the community. The CAPER will provide a description of how funds were used to address local priorities as detailed in the Consolidated Plan. The following objectives were accomplished during PY2010:

Housing

Promote and facilitate the reconstruction or rehabilitation of owner-occupied housing for low-income residents (Housing Priority 1 & 3)

Evaluate and reduce lead hazards (Housing Priority 2)

- The City's website is maintained to provide extensive information on lead based paint hazards. The City cooperates with the Ark Tex Council of Governments in educational outreach to elementary schools located in lower-income neighborhoods. Educational trainings were also provided to Down Payment Assistance and Owner-Occupied Housing Assistance applicants.

Provide home-ownership assistance to low-income and first-time homebuyers (Housing Priority 4)

- The City used no CDBG funds for downpayment and closing cost assistance in PY10.
- The City received a grant from the Texas Department of Housing and Community Affairs (TDHCA) for \$104,000 and provided downpayment and closing cost assistance for 4 first-time homebuyers in PY2010. CDBG funding will not be used for this project.
- The City continues to conduct an intensive marketing for the Down Payment Assistance program through public service announcements, presentations to mortgage bankers and real estate companies, and distribution of information to agencies and churches serving low - to moderate-income persons. The City continues to partner with Red River Federal Credit Union, who will offer an additional \$5,000 for each qualifying TDHCA Down Payment Assistance Program applicant in PY2011.

Promote and facilitate Fair Housing (Housing Priority 5)

- The update of the City's Analysis of Impediments to Fair Housing began prior to the end of the Fiscal year and the final draft is being prepared at the time of this report. As soon as the report is completed it will be made available to the public in print and electronic format. The City plans to review and attempt to implement all recommendations made in the report.
- Fair Housing information was disseminated at all Down Payment Assistance and Owner-Occupied Assistance educational programs. The City of Texarkana's website provides information on Fair Housing and a link to the HUD Fair Housing website.
- The City continued to respond to fair housing complaints and increased fair housing education efforts through its website and continued to evaluate the need for additional fair housing education and enforcement activities.

Facilitate the construction of new affordable housing units (Housing Priority 6)

- 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 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 next phase of the HOPE VI grant implementation is underway. Stephens Courts, another 1942-era PHA complex has been demolished. The construction of the 124 unit Pecan Ridge, began in July 2011. The project is no scheduled to be completed in August 2012.
- The third outdated PHA complex, Griff King, will be 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 Rose Hill Ridge in August 2011. This project will be completed in September 2013.

- The Housing Authority in collaboration with the City are 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 is assisting 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. This blending will spawn new development throughout the area giving new life to this depressed area.
 - Subsidized housing will meet Section 504 compliance.

Infrastructure

Promote the rehabilitation and expansion of streets, sidewalks, curbs and gutter, water and sewer lines, and drainage services (CD Priority 1)

- The City used no CDBG funds for expansion of streets, sidewalks, curbs and gutter, water and sewer lines and drainage in PY10.
- The City of Texarkana received a grant from the Texas State Transportation Enhancement Program (STEP) for \$783,462 to rehabilitate sidewalks, curbs, gutters, add trash receptacles, lighting and landscaping to its low-income dilapidated downtown area beginning in PY2011. No CDBG funding will be used for this project.

Public Services - Provide funding to non-profit agencies for the provision of educational and employment training programs (CD Priority 2)

- The City provided no funding for non-profit agencies during PY2010.

Other Objectives - Identify and demolish vacant substandard properties in low-income areas which may be used for future infill housing programs.

- The City demolished 10 LHM structures in PY10.
- The City demolished 15 slum and blight structures in PY10.
- No CDBG funds were used in the demolition of vacant substandard commercial structures in PY10.

Economic Development

- The City maintained a Commercial Loan Committee comprised of commercial lending officers from all the banks in Texarkana.
- No commercial loan applications were received during program year PY10.

Homeless - Continue to support the Texarkana Homeless Coalition to provide shelter, supportive services, and access to permanent housing to homeless persons.

- Representatives from the City attended monthly Homeless Coalition meetings and provided technical and consultation assistance.
- Representatives from the City assisted the Homeless Coalition in conducting the 2010 Homeless Count in January, 2011.
- The City provided technical writers to the Coalitions for the development of its 5-Year Plan to End Homelessness.
- The City was awarded a SHPO grant during PY10. The City will serve as the fiscal agent and two members of the Texarkana Homeless Coalition - the Texarkana Friendship Center and Domestic Violence Prevention will implement the SHP program.

Historical Properties – Continue restoration and preservation of historical properties.

- One Façade grant capitalized with general fund revenue was awarded in PY10. No CDBG funds were used for these grant awards.

Comparison of Goals and Actual Accomplishments for PY2010

Activities	Proposed	Actual
H1 Strategy: Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents	Decent Housing Affordability - Reconstruction of 3 owner-occupied houses.	No owner-occupied homes were reconstructed in PY09
H 2 Strategy: Evaluate and Reduce Lead Hazards	Decent Housing Affordability - Educate homebuyers and tenants 100 per year.	<ul style="list-style-type: none"> - Updated City website on lead-based paint information; - Provided lead-based paint educational materials to elementary schools and residents in lower-income neighborhoods. Provided lead paint information to residents applying for home reconstruction and homebuyer assistance programs
H3: Strategy: Provide water and sewer improvements to low- and moderate income households	Decent Housing Affordability – Complete 20 water and sewer connections to individual houses during 2008-2012 PYs	No water and sewer improvements to low and moderate income households were made in PY10.
H 4 Strategy: Provide Home Ownership Assistance Program Loans to promote home ownership.	Decent Housing Affordability – Provision of down payment and closing cost assistance for 2 residents	Four TDHCA/HOME funded down payment grants were provided during PY2010.
H5: Strategy: Provide funding for emergency and major home repairs for low-income individuals through owner-occupied housing rehabilitation	Decent Housing Affordability – Provision of funding for emergency and/or major home repairs for 2 qualifying residents.	City cooperated with area churches to provide funding for emergency repairs to 5 low income families during PY2010.
H 6 Strategy: Promote and facilitate Fair Housing and Home Ownership	Decent Housing Affordability - On-going dissemination of Fair Housing and Homeownership Information	Completed draft of the Analysis of Impediments to Fair Housing during PY2010.
CD 1: Strategy: Provide improvements for accessibility and other improvements to parks and public buildings/restrooms.	Non-Housing Community Development – Provide at least 3 improvements to parks and/or public facilities each year, as money is available.	<ul style="list-style-type: none"> • No park improvements were conducted during PY10.
CD 2: Strategy: Provide street and flood drain improvements to low and moderate income areas.	Non-Housing Community Development – Complete a minimum of 1500 linear feet of street repair during the five-year plan period to serve persons in CTs 104, 105, and 106	No street and flood drain improvements were provided to low and moderate income areas during PY10.
CD 3: Strategy: Provide water and sewer improvements to low and moderate income areas.	Non-Housing Community Development – Complete water and sewer improvements in CTs 104, 105, and 106	No water and sewer line improvements were made in PY10 with CDBG funds.

Activities	Proposed	Actual
HM 1: Strategy: Provide financial support to organizations that provide services to homeless and special needs individuals	Homeless / Special Needs – Provide financial support to at least one (1) supportive service org. each year, when funding is available.	No funding was provided to supportive service organizations in PY10.
HM 2 Strategy: Actively participate in the Texarkana Homeless Coalition, provide consultant and technical services	Homeless / Special Needs – Attend monthly Homeless Coalition Meetings; Host trainings and meetings for Texarkana Homeless Coalition; Oversee 2010 Homeless Point-in-Time Count	<ul style="list-style-type: none"> • Met all goals relating to Texarkana Homeless Coalition Support. • Provided technical and consultation assistance for the THC in the creation of their 5-Year Plan to Eliminate Homelessness. • Assisted with PY10 Homeless Point-in-Time Count • Received funding for SHP grant for the THC.
HM 3: Strategy: Provide access to information on community supportive service organizations	Homeless / Special Needs – Provide easy access to information on community supportive service organizations via media and internet.	City staff was available and provided information via phone and one-on-one meetings to residents on community supportive service organizations.
O1 Strategy: Remove slum and blight conditions throughout low-income areas and throughout the City through the demolition of substandard structures	Other Identification and demolition of 40 vacant/or substandard properties per year	<ul style="list-style-type: none"> • Demolished 15 SBS structures in low and moderate income areas of the City.
O2 Strategy: Identify and demolish vacant substandard properties designated as slum and blight which may be used for future infill housing programs.	Other Identification and demolition of 14 vacant/or substandard properties per year designated as slum and blight	Demolished 10 LMH structures for housing reconstruction program recipients.
O3 Strategy: Continue restoration and preservation of historical properties	Other Restoration of at least one historical property during 2008-2012, if money is available.	<ul style="list-style-type: none"> • Provided grant opportunities for citizens to improve the facades of downtown historical properties. • No historical properties were restored with CDBG funds in PY2010.
Program Administration: Provide for the administration of the 2010 CDBG Action Plan.	Administration of the 2010 CDBG Action Plan.	Provided effective administration of the 2010 CDBG Action Plan.

E. Amendments and Other Program Changes

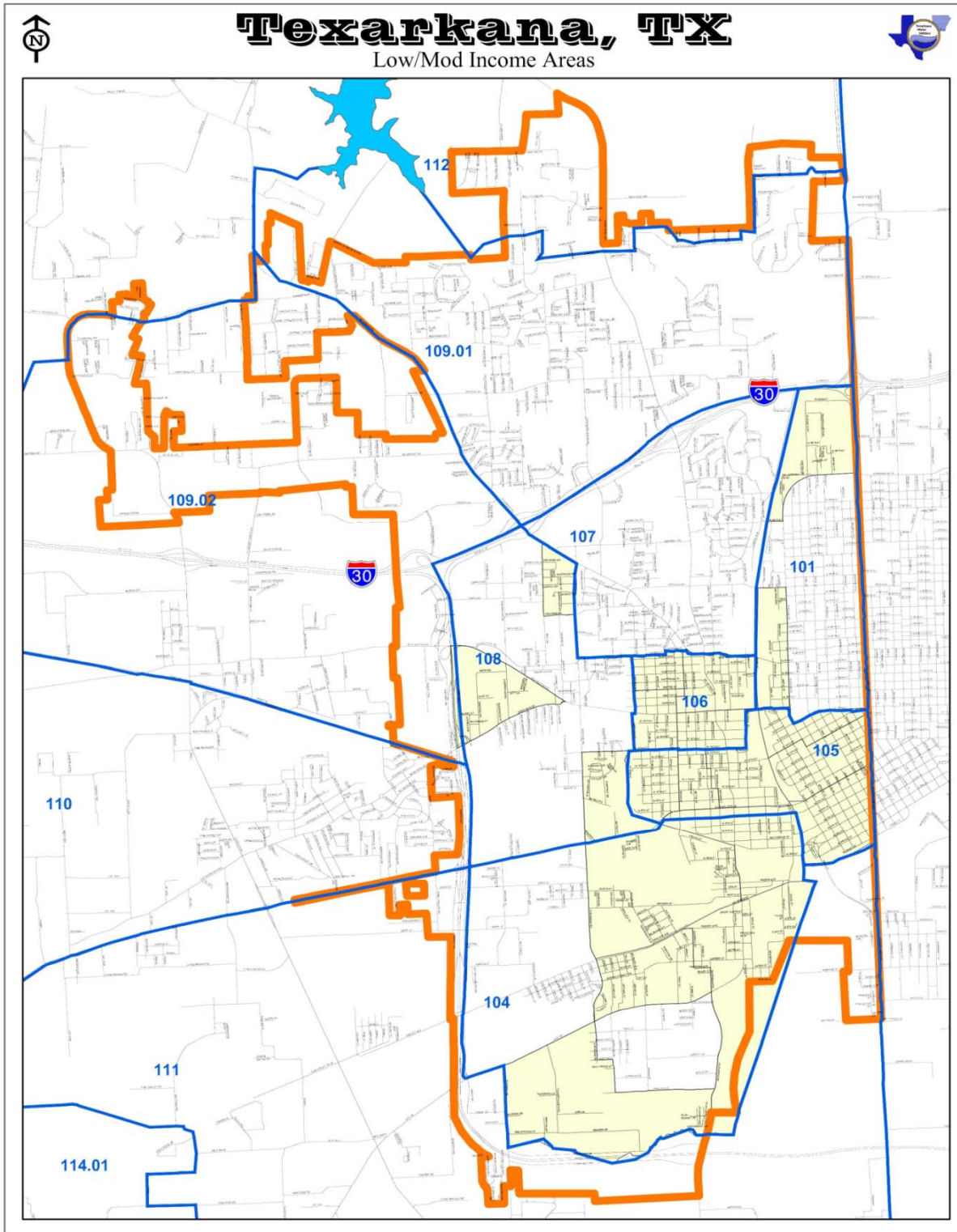
No amendments were made during PY2010.

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F. Geographic Distribution

CDBG funds are distributed in the City of Texarkana based upon need and eligibility. Assistance is available city-wide since low-income, elderly, disabled and special needs residents reside throughout the community. Public facilities and infrastructure are provided in areas of the City where at least 51% of the population meets low and moderate-income guidelines.

City of Texarkana with CDBG Target Areas



G. Impediments to Fair Housing and Actions to Overcome

In August 2011, the City of Texarkana, Texas hired a consultant to conduct and publish a new Analysis of Impediments to Fair Housing. The consultant met with staff and community groups in September and October 2011, and has prepared a draft report. Staff has reviewed and approved the draft report and currently the consultant is preparing the final report for publication in December 2011. The report will be published separate from the CAPER since it is not available at the time of this writing. The section on the impediments to fair housing in this report is from the 2001 analysis.

In August 2001, the City of Texarkana adopted its current Analysis of Impediments to Fair Housing Choice and the Fair Housing Plan. These documents were developed with input from an advisory committee made up of diverse residents of Texarkana. The Analysis of Impediments shows that controlling for income, the minority and disabled populations do not have any greater barriers to affordable housing than non-disabled Anglos. Second, the limited stock of the housing within a price range affordable to the low - to moderate-income is older housing that is often in need of repair and/or has lead paint hazards.

The 2001 Analysis of Impediments to Fair Housing Choice includes the following identified impediments:

- A high percentage of the city's population being low-income and very low-income families who cannot afford to acquire decent housing, or who have to pay an extremely high percentage of their income for housing.
- Ever increasing numbers of owners and renters who are cost burdened or severely cost burdened, because of the increasing cost for rent or for the purchase of homes.
- Ever increasing numbers of elderly people, ages 75 and over, who need more supportive housing facilities.
- An increasing percentage of households being renters, while the percentage of households who own their own residence is decreasing.
- A significant number of owners and renters living in houses and apartments that have housing problems.
- The need for shelters and facilities for the homeless.
- The need for housing and services for persons with disabilities.
- Concentrations of one race within low-income public housing projects, limits movement of persons of other races into those developments.
- Increasing school property taxes limits the affordability of many houses for rent or for purchase by low-income persons.
- High home costs and high rent in the northern section of the city limits the ability of low-income persons to rent or purchase homes in that area.
- Low fair market rents (FMR) in the Section 8 program limits areas of the city where Section 8 housing is available to low-income persons.
- A lack of one and two bedroom housing units being available for rent by low-income persons and families, particularly in the middle and higher income areas of the city.
- Limited amounts of funds available to the city and Housing Authority to provide housing for low-income persons prevents more affordable housing from becoming available to low-income persons.

The City plans to update its Analysis to Impediments study in PY10, following the release of the 2010 US Census data.

Specific actions undertaken during PY2010 include:

- Linkage of the HUD Fair Housing website to the City's website;
- The City continued to respond to fair housing complaints; increased fair housing education efforts through advertisements in For Rent/For Sale classifieds in the local newspaper; proclamation and other special events during Fair Housing Month, realtor education and other educational efforts through print and electronic media; and continued to evaluate the need for additional fair housing education and enforcement activities in the community utilizing the CDBG Community Advisory Council in this effort.

H. Barriers to 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.

I. Housing Priorities

The primary housing goal is to provide and expand the supply of safe, decent, and affordable housing through the rehabilitation or reconstruction of existing residential property. The Consolidated Plan states that this goal will be achieved through:

- Repair or replacement of deteriorated owner-occupied housing;
- Demolition of vacant substandard housing units and other structures;
- Reduction of the number of housing units with lead-based paint hazards.

CDBG grant funds were used for the reconstruction of owner-occupied residential structures during the reporting period.

- 10 LMH houses demolished for housing reconstruction recipients.
- 15 SBS houses demolished in low and moderate income areas top provided for greater public safety.
- Architectural plans, surveys, and title searches developed for construction of 10 owner-occupied homes (housing reconstruction recipients).

Actions to Meet Worst-Case Needs

The City continues to take applications for the owner-occupied homeowner reconstruction project, to meet worst-case needs in Texarkana.

Actions to the Needs of Persons Disabled

The City of Texarkana encourages disabled homeowners in need of adaptations to their homes to participate in the housing rehabilitation and reconstruction program. The majority of homeowners participating in the CDBG-funded reconstruction project are over the age of 62 years. Reconstructed homes constructed for disabled persons are handicap accessible; contain handicap bathrooms and floor coverings for easier wheelchair access.

Section 215 Opportunities

The City of Texarkana is not a HOME Participating Jurisdiction, therefore used no funds for the expansion of affordable rental housing or homeownership opportunities. The City's goal is to ensure that existing housing stock is sound and that low - to moderate-income homeowners have assistance in rehabilitating or reconstructing deteriorating homes.

J. Continuum of Care and Homeless Priorities

While no specific actions requiring CDBG funding were taken to address the emergency shelter needs of homeless persons, the City continues to take a leadership role in the Texarkana Homeless Coalition. 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 Shelter 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 and the Homeless Management Information System (HMIS);
- 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 code enforcement to help prevent homelessness;
- To collaborate with the Texarkana Homeless Coalition and assist in the development of housing alternatives to homeless persons; and
- To continue collaboration with Texarkana Homeless Coalition through their participation in the Statewide Continuum and the development of supportive housing program for chronically homeless.

The City provided the following to the Texarkana Homeless Coalition in PY10:

- 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, 2010.
- Received a Supportive Housing Program Grant on behalf of the Texarkana Friendship Center and Domestic Violence Prevention, two members of the Coalition, to implement a transitional housing program in Texarkana.

K. Special Needs Population Priorities

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, including persons with HIV/AIDS. 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.

The City provided services to the Texarkana Homeless Coalition in PY10 (see #J above). Supportive service organizations that provide services to Special Needs Populations are members of the Texarkana Homeless Coalition.

L. Non-Housing Community Development

While housing is a primary focus of the CDBG Program, housing stock cannot be maintained and residents cannot afford improved housing if other community development programs are not employed. The priorities for non-housing community development over the next five years includes:

- Enhance target area neighborhoods through the improvement and repair of aging and deteriorating infrastructure;
- Promote equity and access in housing and supportive services through planning and administration of the Community Development program;

- Enhance economic opportunities and development for low- and moderate-income neighborhoods and residents; and
- Promote the health and well-being of city residents through the provision of public and supportive services.

M. Meeting Under-Served Needs

The primary obstacle to meeting all the housing and supportive service needs of the underserved is lack of funding. In order to address all of the needs outlined in the Consolidated Plan, the City of Texarkana would need \$23,800,000. However, a number of needs could be met if additional available funds were accessed. Most of these funds should be accessed by public and private non-profits from Federal, State, foundation and corporate sources. The main obstacle in accessing these funds by the agencies is capacity – capacity in terms of administrative structure, fiscal soundness or knowledge of funding sources and proposal processes. The City is committed to providing technical and consulting assistance to these agencies in identifying and pursuing available funds.

N. Foster and Maintain Affordable Housing

The City maintains a strong commitment to preserving and maintaining the existing stock of affordable housing.

- The City use no CDBG funds for demolition and clearance of LMH homes and for architectural, engineering, and legal services related to housing reconstruction in PY2010. The City intends to reconstruct seven (7) houses using CDBG funding in PY2011.

O. Actions to Affirmatively Further Fair Housing Choice

The City of Texarkana promotes fair housing awareness and education through their website, newspaper public service announcements and housing education programs.

P. Remove 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.

The City continues to apply flexibility in zoning and building requirements when appropriate to allow for infill housing development and to provide technical assistance to developers of affordable housing.

The City plans to update its Analysis to Impediments in PY10, after Census 2010 data is published.

Q. Institutional Structure

The City of Texarkana coordinates and administers the affordable housing, homeless, and non-housing community development strategies through its Community Redevelopment and Grants Department. The Department acts as a liaison with community groups, public institutions, non-profit organizations and private industry to share information, identify resources and opportunities and coordinate activities as possible. City staff and the CDBG Citizen's Advisory Committee work with numerous local organizations to facilitate this coordination.

R. Foster Public Housing

Currently, the Housing Authority of the City of Texarkana, Texas (HATT) operates all 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, it is believed that public housing and resident initiatives will be 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.

S. Evaluate and Reduce Lead Hazards

The City of Texarkana informs all assisted homebuyers of lead paint hazards as well as identifying and abating lead-based paint hazards during the housing reconstruction or rehabilitation process. When lead-based paint is identified, the appropriate lead hazard control methods are incorporated into the rehabilitation project. The City has integrated lead hazard education, evaluation, and reduction activities into its existing housing programs. City employees collaborate with the Ark Tex Council of Governments providing citizen educational campaigns in lower-income neighborhoods.

T. Reduce Number of Poverty Level Families

Texarkana has taken direct action to help reduce poverty in its City. Key actions include:

- Networking, through the Housing Authority of Texarkana to identify local service providers that offer education and job training services, material services, child care services, transportation and other services that prevent poverty level families from securing and keeping steady employment. This information is currently being prepared for dissemination.
- The City is received Environmental Protection Agency (EPA) Brownfield funding environmental workforce development and job training programs focused on hazardous and solid waste management, assessment and cleanup associated activities to lower-income citizens in PY10.

U. Program Monitoring Standards and Procedures

The City of Texarkana continuously monitors programs and activities to ensure compliance with City/State/Federal regulations and policies. Monitoring focuses on the following areas:

Financial: Community Development and Accounting staffs work closely to ensure that funds drawn down are used for authorized activities on approved projects. Activities agreements, expense documentation, and approvals must be in-place for funds to be expended. The City ensures a system of checks and balances and that staff requesting payments of funds are not authorized to approve them. The City is also subject to an annual single audit, conducted by an independent accounting firm. Staff continues to update monitoring and reporting forms to ensure the financial compliance and capacity of any funded subrecipients.

Environmental: All projects and individual activities are subject to a review of environmental impacts prior to funding approval. Remediation of impacts is implemented where required, and projects unable to meet environmental requirements are abandoned or alternative locations or solutions are sought. Two City employees received formal environmental assessment training at the beginning of PY10 and again in December, 2010.

Programmatic: Results and/or impacts are expected of all projects. Staff is charged with monitoring progress toward CDBG program goals on a regular basis. Ability to reimburse funds is tied directly to reporting of accomplishments.

Sub-Recipient Monitoring: Monitoring sub-recipients provide a basis for assessing a program's operations and obtaining data for use in determining program achievement. All sub-recipients are monitored on-site on a semi-annual basis. Sub-recipients are trained on reporting requirements and documentation needs. The City currently has no sub-recipients for the CDBG program.

Labor Standards: The City of Texarkana monitors labor standards for all CDBG funded projects. Labor requirements are included in all bid documents and discussed again during the required pre-construction conference. Contractor payments are not processed until all required forms are submitted and correct.

V. Self-Evaluation

In an effort to determine program effectiveness, the City performs an on-going self-evaluation in accordance with the criteria described in each under each category below. The City seeks to

determine if the activities carried out during a given program year are meeting the goals and objectives identified in the Consolidated Plan.

Housing Reconstruction

The City seeks to determine if the activities and strategies are making an impact on the identified needs, and since housing is a primary need in the City, significant efforts have been made to implement the City's housing reconstruction program. The City plans to reconstruct seven (7) single-family owner-occupied units during PY11.

Home Ownership Assistance Loan Program

The City did not fund four (4) Home Buyer Assistance HOAP loans during PY2010. The loans were funded with HOME funds the City received from Texas Department of Housing and Community Affairs (TDHCA). The City also partnered with Red River Federal Credit Union to provide down payment and closing cost assistance for up to \$25,000 each qualified new home buyers. An active promotion of the Home Buyer Assistance Program, including newspaper stories, website, flyers and television interviews has resulted in a renewed interest in the program. We expect to provide an additional two (2) Home Buyer Assistance loans during PY11. The City continues to actively market this program using public service announcements and presentation to bankers and mortgage lenders and community organizations as well as to non-profit agencies that serve low- to moderate-income persons.

Residential Demolition

The City used CDBG funds to demolish 15 SBS structures and 10 LMH structures during PY 2010.

Commercial Demolition

No CDBG funds were used to demolish commercial buildings in PY10.

The City continues to effectively address the need for street improvements in low and moderate-income areas. This has been addressed as a non-housing priority.

W. Citizen Comments

X. Specific CDBG Issues

Relationship of Expenditures to Priority Needs: All funded projects during PY2010 were prioritized with a high need in the Consolidated Plan.

Timeliness of Expenditures: The City failed to meet the timeliness test during PY10, and has submitted a Work Out Plan and is currently on target to meet the PY11 timeliness test.

Citizen Participation: During PY2010, two (2) community meetings and one (1) public hearing was held to solicit comments and input from the community regarding the goals and objectives of the CDBG program.

Low- Moderate-Income Benefit: All reconstructed houses through the CDBG program will benefit low-to moderate income citizens.

National Objective Failures: There were no failures to meet the HUD National Objectives. All of the funding spent addressed benefits to low/mod income households.

Urgent Needs: No CDBG funds were used to address urgent needs during PY2010.

Actions to Avoid Displacement: All reconstruction activities involve voluntary relocation. This policy is elaborated in the Housing Reconstruction Policies and Procedures, and the Re-housing agreement signed by the client. No other projects were funded that would require displacement or relocation of either residents or services serving the low - to moderate-income population.

Jobs Filled by Over-Income: This is not applicable as no jobs were created, retained or funded using CDBG dollars.

Neighborhood Revitalization: No CDBG dollars were spent on neighborhood revitalization.

Certification of Consistency: The City provided certifications of consistency for all CDBG related activities in a fair and impartial manner.

Hindrance to Implementation: The City did not hinder Consolidated Plan implementation by action or willful inaction.

Request for Public Examination and Comment

The 2010 CAPER was available for examination on the City's website and at the Texarkana Public Library and at the Texarkana City Hall beginning November 16, 2011 and ending on December 6, 2011. Persons were invited to submit comments regarding the 2010 CAPER during normal business hours, no later than 5:00 PM December 6, 2010 to the Department of Community Redevelopment and Grants, City of Texarkana, Texas, P.O. Box 1967 Texas Boulevard, Texarkana, Texas 75504.

The Public Hearing on the 2010 CAPER was conducted at 7:00 PM on _____ at Texarkana, Texas City Hall. There were no comments received at the public hearing.

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**TABLE 1
City of Texarkana - Performance Measures**

Housing

Long-Term Goals	Annual Goals PY2010	Expected Units 2008-2012	Actual Units 2008-2012	Expected Units PY2008	Actual Units PY 2008	Expected Units PY 2009	Actual Units PY 2009	Expected Units PY 2010	Actual Units PY2010	Expected Units PY2011	Actual Units PY 2011	Expected Units PY2012	Actual Units PY2012	Outputs from CDBG Funding
H 1 Provide decent and affordable housing through single-family owner-occupied housing reconstruction for lower income residents	Promote and facilitate the reconstruction of owner-occupied housing for low-income residents.	15		3	3	3	0	3	0	7		3		
H 2 Evaluate and Reduce Lead Hazards	Evaluate and Reduce Lead Hazards	500		100	100	100	100	100	100	100		100		
H3 Provide water and sewer improvements to low- and moderate income households	Continued funding of water and sewer improvements to low- and moderate income households	20		4	5	4	0							Grants to low and moderate income households for sewer Improvements low/mod income units during PY08.
H 4 Provide Home Ownership Assistance Program Loans for down payment & closing cost assistance.	Provide Home Ownership Assistance Program Loans to promote home ownership.	2		1	0	1	0	0	4	2				

Long-Term Goals	Annual Goals PY2010	Expected Units 2008-2012	Actual Units 2008-2012	Expected Units PY2008	Actual Units PY2008	Expected Units PY2009	Actual Units PY2009	Expected Units PY 2010	Actual Units PY2010	Expected Units PY2011	Actual Units PY2011	Expected Units PY2012	Actual Units PY2012	Outputs from CDBG Funding
H 5 Provide funding for emergency and major home repairs for low-income individuals through owner-occupied housing rehabilitation	Participate in Fair Housing Month, provide for dissemination of Fair Provision of funding for emergency and/or major home repairs	2		0	0	0	0	0	0					
H6: Facilitate collaboration between HUD, the City of Texarkana, housing providers and citizens to promote Fair Housing Practices and eliminate barriers to affordable housing choice and opportunity.	Participate in Fair Housing Month Hold Annual Housing Fair Ongoing dissemination of Fair Housing and Homeownership Information Provide Information in English and Spanish Link Fair Housing website to City's website													

Homeless-Special Needs

Long-Term Goals	Annual Goals PY2010	Expected Units 2008-2012	Actual Units 2008-2012	Expected Units PY2008	Actual Units PY2008	Expected Units PY2009	Actual Units PY 2009	Expected Units PY2010	Actual Units PY2010	Expected Units PY 2011	Actual Units PY2011	Expected Units PY2012	Actual Units PY2012	Outputs from CDBG Funding
HM 1 Provide financial 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.	5		1	0	1	0	0	0					

Non-Housing

Long-Term Goals	Annual Goals PY2010	Expected Units 2008-2012	Actual Units 2008-2012	Expected Units PY2008	Actual Units PY2008	Expected Units PY2009	Actual Units PY 2009	Expected Units PY2010	Actual Units PY2010	Expected Units PY2011	Actual Units PY2011	Expected Units PY2012	Actual Units PY2012	Outputs from CDBG Funding
CD 1: Provide improvements for accessibility and other improvements to parks and buildings/restrooms.	Provide at least 3 improvements to parks and/or public facilities each year.	15		3	1	3	6	0	0	2				
CD 2: Provide street and flood drain improvements to low- and moderate-income areas.	Complete a minimum of 300 linear feet of street repair	1,500 linear feet		0	0	0	0	0	0	750'				
CD 3: Provide water and sewer improvements to low- and moderate income areas.	Continued funding of infrastructure improvements			0	0	0	0	0	0	0				

Other

Long-Term Goals	Annual Goals PY2010	Expected Units 2008-2012	Actual Units 2008-2012	Expected Units PY2008	Actual Units PY2008	Expected Units PY2009	Actual Units PY2009	Expected Units PY2010	Actual Units PY2010	Expected Units PY2011	Actual Units PY2011	Expected Units PY2012	Actual Units PY2012	Outputs from CDBG Funding
O1 Remove slum and blight conditions throughout low-income areas and throughout the City through the demolition of substandard structures.	Demolition of 40 vacant, substandard properties	200		40	48	40	0	15	15	0				
O2 Continue restoration and preservation of historical properties	Restoration of historical properties	1		0	0	0	0	0	0	0				

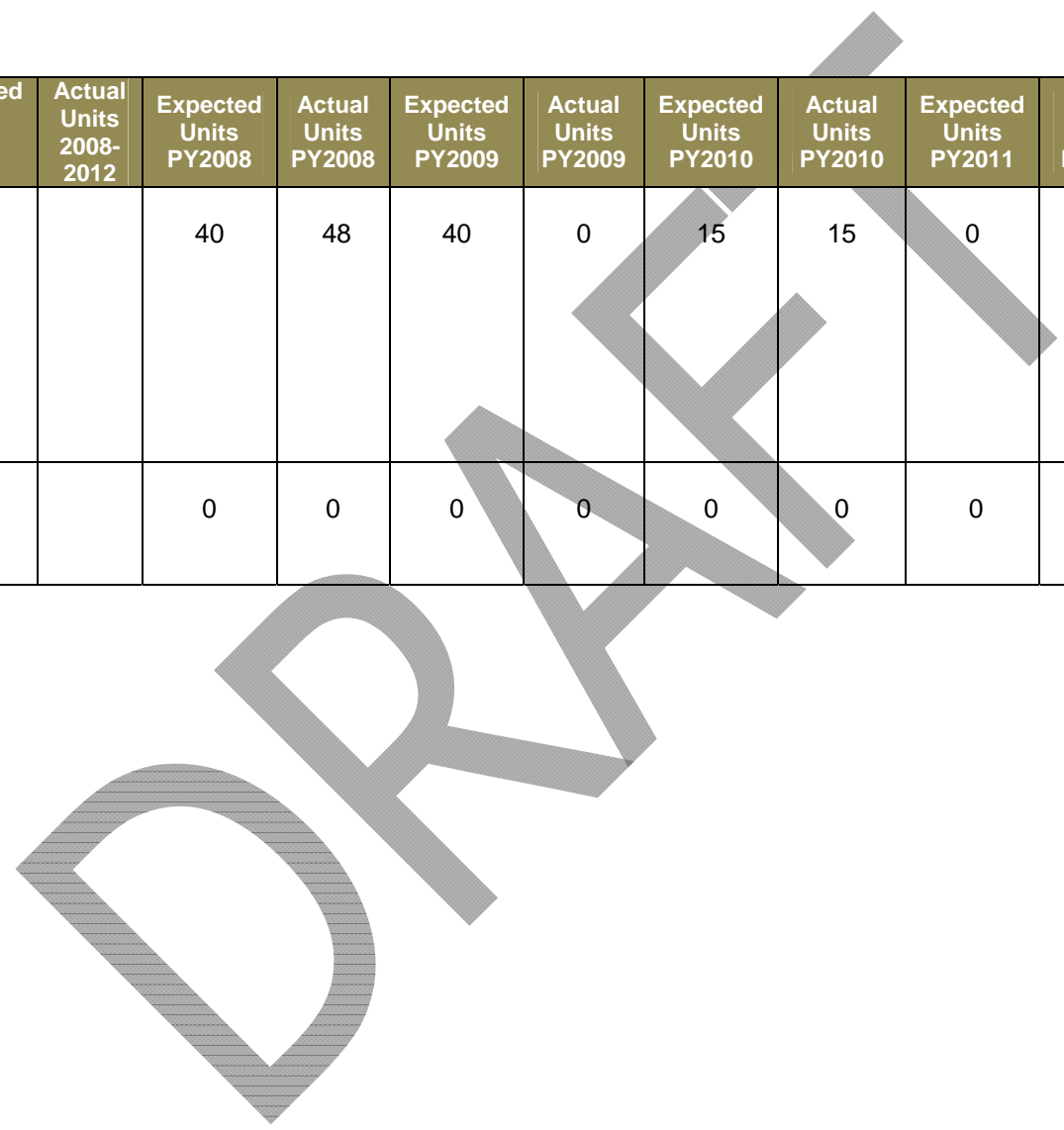


TABLE 2
City of Texarkana – Residential Demolition Activities

LMA Demolition Activities

The City used no CDBG funding to demolish structures in LMA areas in PY10.

SBS Demolition Activities

The City used CDBG funding to demolish 15 SBS structures in PY10.

LMH Demolition Activities

The City used CDBG funds to demolish 10 LMH structures in PY10.

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