

CARROLLTON TEXAS

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Introduction

The 2004-2009 Carrollton Consolidated Plan for Housing and Community Development represents the continuation of a coordinated effort to address Carrollton's community development needs. It is the second to be developed by the city under guidelines established by the U.S. Department of Housing and Urban Development (HUD).

Referred to as the "Consolidated Plan," this plan brings together an assessment of Carrollton's community development needs, programs and policies and the application for federal assistance for the Community Development Block Grant (CDBG) Program. The goal of this plan is to integrate the physical, economic and social development needs of the community into a comprehensive and coordinated effort to ensure that all segments of the population can continue to work together to maintain and enhance the quality of life in Carrollton.

The City of Carrollton Consolidated Plan integrates the application, planning and citizen participation processes for the Community Development Block Grant (CDBG) Program. For many other governmental entities, the Consolidated Plan would also include the same components for the HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and/or Housing Opportunities for Persons with AIDS (HOPWA). However, only the CDBG Program is a formula grant for which the City of Carrollton is an entitlement jurisdiction at this time. The Dallas Homeless Consortium receives a formula allocation for ESG funds, Dallas County receives HOPWA funds to be administered to qualifying residents of Carrollton, and as such, needs, programs and policies documented under these two grants are addressed in each entity's adopted Consolidated Plan.

The Consolidated Plan allows the City of Carrollton, its governmental partners, service providers and citizens, the opportunity to create a unified vision for community development in Carrollton. As this Consolidated Plan is updated annually, it is believed that the entities involved will also become more integrated in achieving the city's desired community development goals and objectives.

Community Participation and Involvement

Active community participation has been essential to the development of the 2004-2009 Carrollton Consolidated Plan. Every opportunity has been taken to insure the greatest possible community input and review. This section outlines these efforts.

The Plan has been coordinated with several existing and related planning tools and as such, has indirectly incorporated considerable community involvement. These planning tools include, but are not limited to the following:

- The Carrollton Capital Improvements Plan
- The Carrollton Comprehensive Plan
- The Carrollton Thoroughfare Plan
- Dallas EMA HIV/AIDS Health Services Planning Council's Comprehensive Plan
- Carrollton Renaissance Initiative
- Facilities Master Plan
- Parks Master Plan

Beginning in December 2003, varying levels of public participation were initiated as part of the overall community participation process. The efforts included:

- Interdepartmental Groups. Meetings in varying forums, city staff assisted with the development of strategies, policies and the public review process. Participating departments included: City Manager's Office, Building Inspection, Police, Parks and Recreation, Engineering/Public Works, Environmental Services, Planning, Transportation, Community Information and Economic Development.
- Public Meetings. During the early months of 2004, city staff met with neighborhoods and civic service groups to solicit input and interest in the city's community development efforts. This process continues and new needs are identified regularly. On April 8, 2004, the Neighborhood Advisory Commission held a public hearing to receive citizen input on community development needs in Carrollton.
- Coalition-Building Contacts. The city maintains close working relationships with area social service providers. On a semi-regular basis, information is exchanged on needs in the community. Efforts are underway to create an institutional structure for the identification of these needs on an on-going basis.
- Consultation with Surrounding Communities. In May 2004, the city contacted surrounding communities on the identified community development needs in this Plan. Cooperation and participation were requested from each municipality on any and all issues related to housing and community development that may overlap municipal boundaries.

Communities contacted included: Dallas, Plano, Hebron, Lewisville, The Colony, Irving, Farmers Branch, Addison and Coppell.

- Public Governmental Review. The City Council offered the Consolidated Plan for public review on May 28, 2004 and the review process was continued until July 6, 2004. All applicable public comments received were incorporated into the final document.
- Notice of Public Review. Public notices regarding the content and subject matter of the draft Consolidated Plan and the public review process were published in the Northwest Morning News Edition of the Dallas Morning News, the local newspaper. Review copies of the Plan were made available to the public at City Hall and online on the city's website.
- City Council Public Hearing. The Carrollton City Council held a public hearing on July 6, 2004 to receive input on the 2004-2009 Consolidated Plan. Having heard all comments, the City Council closed the public hearing and then adopted the Consolidated Plan by ordinance.
- City Council Review and Adoption. Following adoption of the 2004-2009 Consolidated Plan by the Carrollton City Council on July 6, 2004, the Plan was presented for an additional 4-week public review period before submitting it to HUD.
- Throughout the process, written and verbal comments, ideas and concerns have been received and considered. A summary of the public comments have been documented and presented in Appendix 3.

Community Profile

The City of Carrollton is located in the heart of the Dallas-Fort Worth Metroplex, one of the fastest growing areas in Texas and the nation. Based on 2000 Census population figures, Carrollton is the ninth largest city in the D/FW Metroplex, the 22nd largest in the State of Texas, and 209th in the nation.

The affordability of housing, excellent schools, a comprehensive transportation system and the proximity of the community to major employment centers, all combine to make Carrollton a desirable community in which to live and work. Evidence of this fact can be observed in the continuous population growth the community has experienced. In addition, Carrollton is increasingly becoming a more diverse, multi-cultural community.

The continuous growth in population has, of course, had the effect of heightening Carrollton's existing housing and economic development challenges. New housing construction and a general increase in employment opportunities have served to lessen the impact of this rapid growth in population.

The low- and moderate-income population has continued to grow in proportion with other income groups. Affordable housing for the lowest income population has become increasingly scarce and that which is available is often found to be in substandard condition. In addition, social service delivery systems have become somewhat strained and overburdened.

The Carrollton Consolidated Plan serves as a blueprint for not only how the city will continue to address many of these challenges but also, more importantly, how the city will address community development needs and challenges in the future. In addition, this document will address all issues required by Federal law. Furthermore, the Plan will enable the city to work toward achieving community development goals in future years.

History

The City of Carrollton is a part of a greater area of land that was once home to the Wichita Indians. This group was divided into several tribes - the most predominant being the Tawakonis, Wacos, Taovayas, and Wichitas proper. They migrated from what is now Kansas and established villages along the Trinity, Red, and Brazos rivers about the same time the French and Spanish were competing to establish a foothold in east Texas in the late 1600s.

The area's first American settlers began arriving in the early 1840's, and planted crops, raised livestock and built homes, businesses and churches. Two of the first were the William Lerner family (arriving in late 1843) and the A. W. Perry family (arriving four months later).

By 1853, the area was a thriving agricultural community, producing flour and meal from corn and wheat, as well as raising cattle. With the arrival of the railroads, Carrollton quickly emerged as a hub of agricultural business and shipping. By 1913, the town square was the center of a thriving community, and on June 14, 1913, Carrollton voted to incorporate as a general law city.

Growth was slow but steady until the industrial expansion of the Dallas metropolitan area during and following World War II. From 1940 to 1950, the population of Carrollton grew from 921 to 1,610; it increased to 4,242 by 1960. By 1980, the city's population had increased to 40,595, which

was subsequently doubled by 1990. The general development pattern of Carrollton is shown in Figure 1.

The primary factor that made Carrollton an attractive center for industrial and commercial expansion was the city's proximity to railroads, interstate highways, and airports as well as being adjacent to the financial and distribution centers of Dallas.

The Geographical Setting

Carrollton currently encompasses approximately 36.6 square miles and is located in the Dallas metropolitan area. The city lies in northwest Dallas County, southeast Denton County, and southwest Collin County, with approximately 54.5 percent of the city's population residing in Denton County in 2000. The city is located approximately 14 miles north of downtown Dallas.

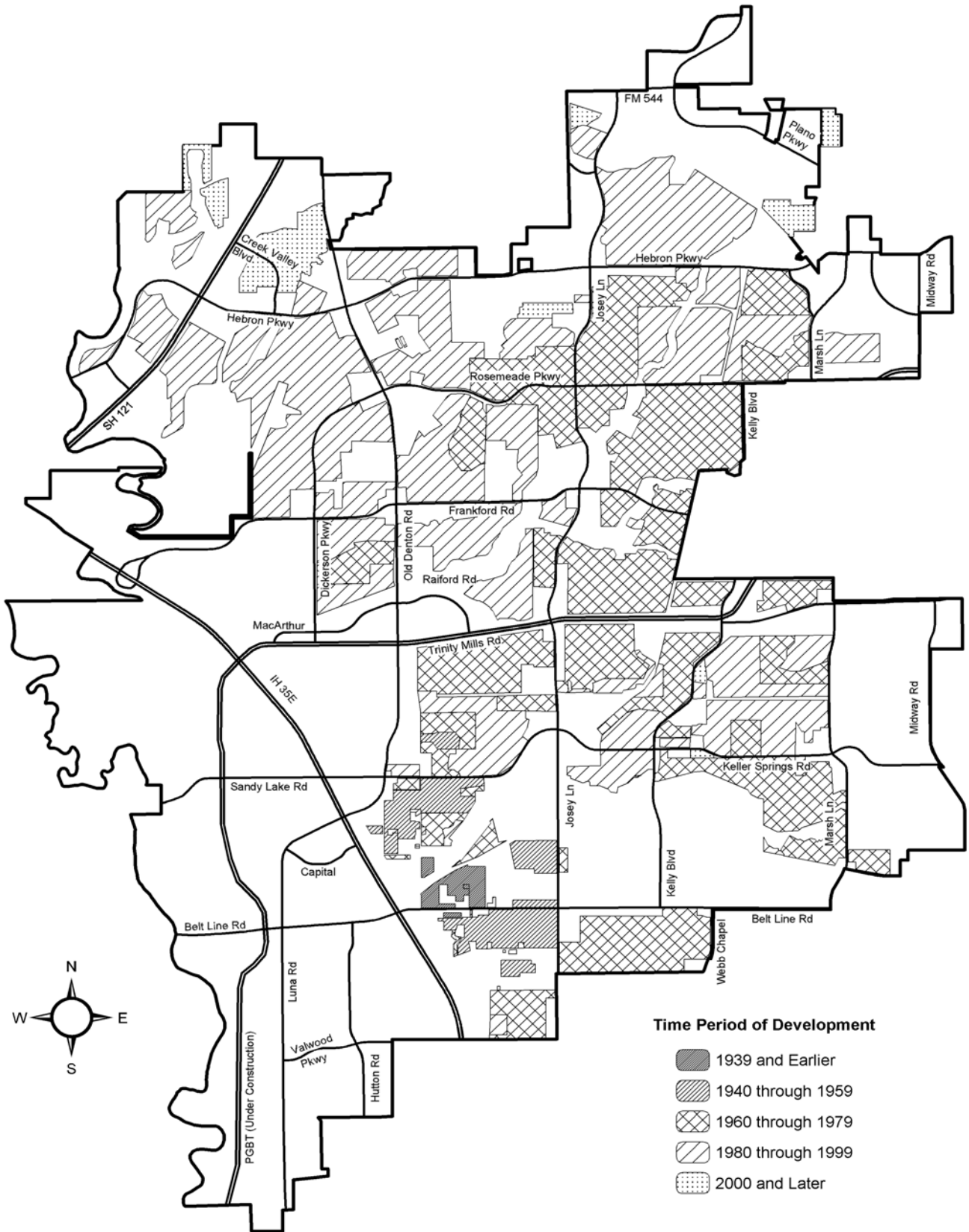
Portions of five (5) independent school districts are included within Carrollton's city limits: Carrollton-Farmers Branch ISD, Coppell ISD, Dallas ISD, Lewisville ISD, and Plano ISD.

Carrollton is accessible via four (4) major highways – Interstate Highway 35E, Interstate Highway 635, President George Bush Turnpike and State Highway 121. The Dallas North Tollway, Interstate Highway 30, Interstate Highway 20, and US Highway 75 (Central Expressway) are all easily accessible via Interstate Highway 635. Other regional thoroughfares, such as Loop 12, State Highway 183 and State Highway 114 can be reached via Interstate 35E.

Carrollton is approximately 7.5 miles northeast of the Dallas-Fort Worth International Airport, which is served by most major domestic and many international carriers. Regional and commuter airline service is available from Love Field, located approximately 11.5 miles south of the city. In addition, general aviation service is available from Addison Airport, located immediately east of the Carrollton-Addison border.

Carrollton is served by Dallas Area Rapid Transit (DART), which provides public bus service to member cities throughout the Dallas metropolitan area. In addition, bus service to points outside the Dallas area is provided by Greyhound-Trailways Bus Lines from terminals in Carrollton and Dallas. Three (3) railroad lines provide freight service to Carrollton.

Figure 1: Development Patterns



Source: Carrollton Urban Development Department

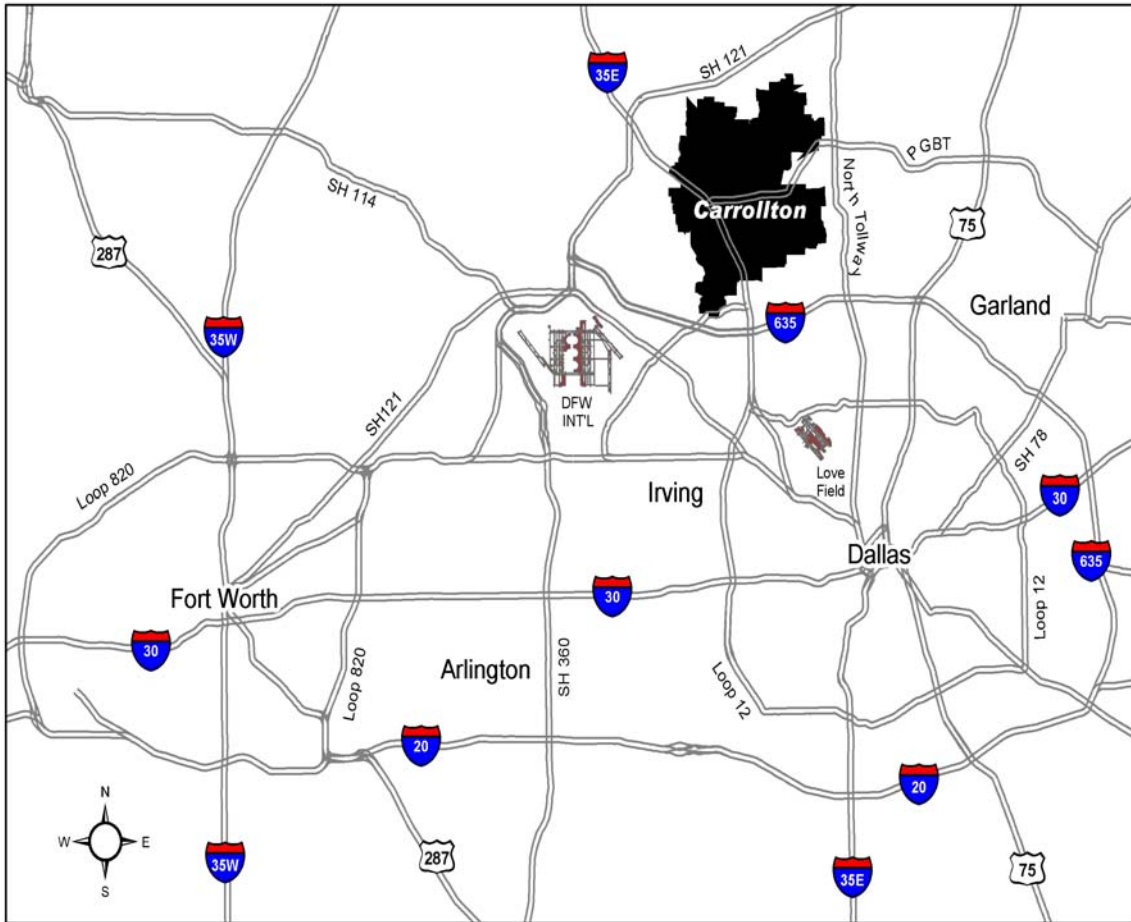
Carrollton is within a reasonable commuting distance from the Dallas area's largest employment centers. Carrollton is located:

- Approximately 14 miles north of downtown Dallas. Downtown Dallas is the region's largest employment center, with approximately 264,000 employees within a three-mile radius. Many of the most popular attractions in the Dallas-Fort Worth Metroplex are located in downtown Dallas: Dallas Alley, Dallas Farmers' Market, Dallas Museum of Art, Dallas Public Library, Morton H. Meyerson Symphony Center, Pioneer Plaza, The Sixth Floor Museum at Dealey Plaza, and the West End Historic District. In addition, downtown Dallas is home to headquarters for major financial institutions and corporations and is the seat of government for the city of Dallas and Dallas County.
- Immediately west of the Dallas North Tollway Corridor. Within a three-mile radius of Arapaho Road and Dallas Parkway (roughly the geographic center of the Corridor), there are approximately 185,700 employees. This is the second largest office employment center in the region;
- Approximately eight (8) miles west of the Telecom Corridor. Within a three-mile radius of PGBT and US-75, there are approximately 102,000 jobs. This area includes technology centers in Richardson and Plano (e.g., Galatyn Park and Research Technology Center) as well as Collin Creek Mall.
- Approximately seven (7) miles northeast of the Las Colinas Urban Center in Irving. Las Colinas is another major employment center, with regional and national headquarters of several major corporations. Las Colinas, a master-planned development, employs approximately 96,800 people within a three-mile radius of SH-114 and MacArthur Boulevard, including office, retail, hotel and light industrial jobs.
- Approximately 7.5 miles northeast of the Dallas-Fort Worth International Airport. According to the Staubach Company, this growing area includes a population of 26,000 within three miles of IH-635 and Royal Lane. This area includes DFW Airport and commercial development around its northern entrance.

Population Trends

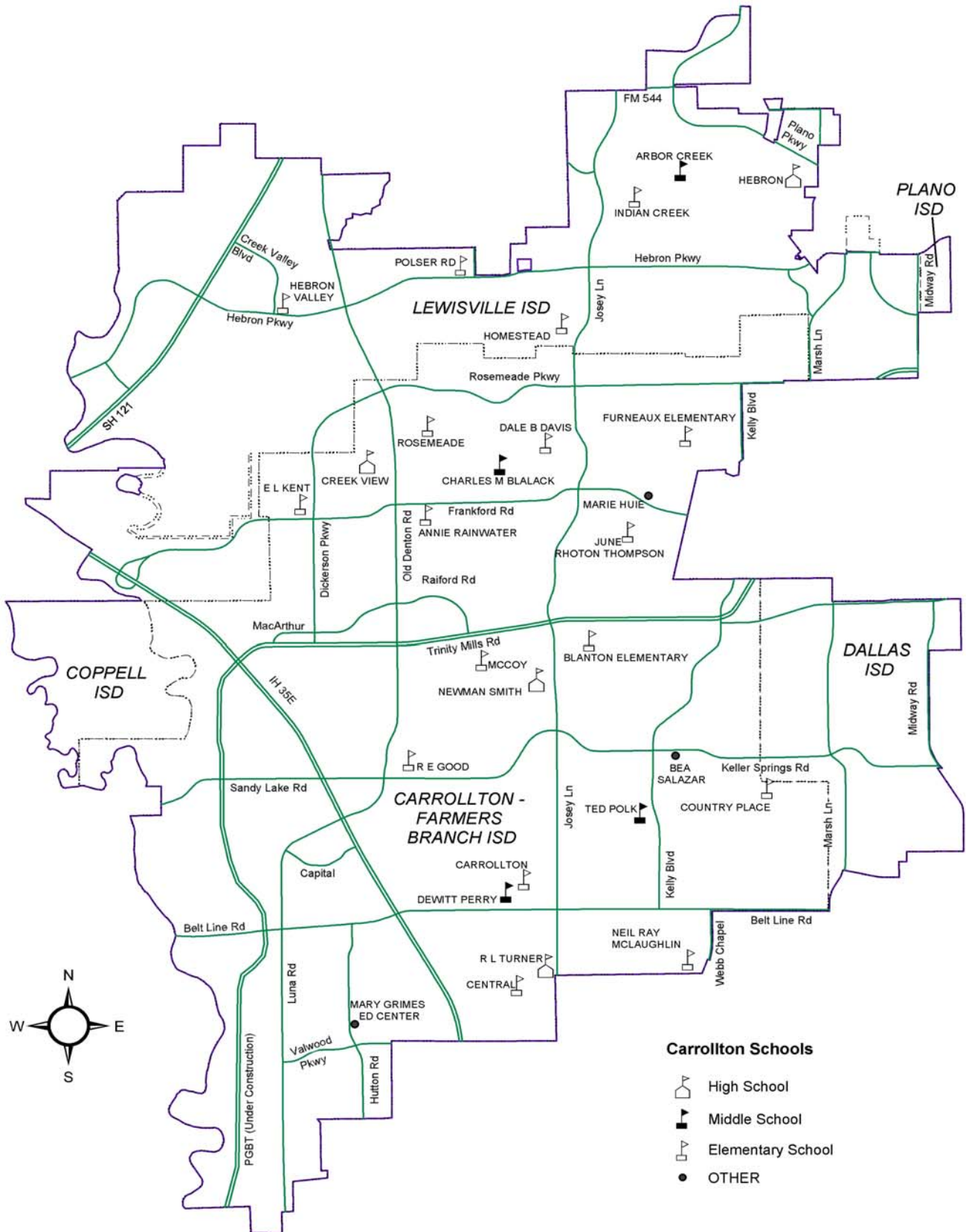
From 1950 to 1990, Carrollton's population more than doubled every ten years. Since 1990, the population growth has begun to level out. This trend is expected to continue until 2010 when the city approaches build-out and the population growth begins to slow to a greater extent. The first signs of major growth became evident in the 1940's, as the population increased by 74.8 percent between 1940 and 1950. However, this initial growth spurt did not accurately reflect the phenomenal growth that would impact the city over the next forty years. Carrollton and a few other cities in the D/FW Metroplex experienced some of the highest rates of population growth in the country during the second half of the twentieth century.

Figure 2: Location of Carrollton in the Dallas – Fort Worth Metroplex



Source: Carrollton Community Development Division

Figure 3: Location of School Districts and Schools



Source: Carrollton Urban Development Division

Carrollton is characterized as an “inner-ring” suburb because recent development growth has continued to move north and east into communities such as Frisco, Lewisville, McKinney, and The Colony. Inner-ring suburbs, such as Addison, Coppell, Farmers Branch, and Irving, were Dallas’ first suburban neighborhoods and today are facing increasing competition from not only development further out “on the fringe” but also from revitalizing downtowns. As “in between” communities, inner-ring suburbs are experiencing declines in market share. Given this trend, Carrollton’s future growth will be focused more on redevelopment and revitalization than on new development.

Year	Population	Percent Increase
1920	573	-
1930	689	20.2%
1940	921	33.7%
1950	1,610	74.8%
1960	4,242	163.5%
1970	13,855	226.6%
1980	40,595	193.0%
1990	82,169	102.4%
2000	109,576	33.4%

Source: U.S. Census Bureau

Population Forecast Highlights

Carrollton’s future population growth is directly linked to the same factors that influence the growth of the entire region. North Central Texas continues to be a destination for job-seekers and international immigrants, citing the region’s growing recovery from the recession of the early 00’s and low cost of living.

The following are highlights of the city’s future population growth as represented by forecasts completed by the North Central Texas Council of Governments (NCTCOG).

- Carrollton’s population growth rate is projected to be modest. It is expected that the city’s population will increase by 8.8 percent from 2000 to 2010, 1.4 percent from 2010 to 2020, and 2.7 percent from 2020 to 2030. This is equal to a total growth in population of 14,510 individuals from 2000 to 2030;
- Average household sizes in Carrollton are higher than those for the North Central Texas region, indicating a higher concentration of families within the city. This relationship is typical in inner-ring suburbs, which developed as bedroom communities for the metropolitan area’s central employment centers;

- Previous NCTCOG forecasts have shown declining household sizes. National research has indicated similar patterns throughout other regions in the U.S. However, the 2000 Census actually showed increasing household sizes in the North Central Texas region. The increase in the immigration population that has historically been comprised of larger household sizes is expected to offset declines that could be attributed to an overall aging of the population. Therefore, using the 2000 Census data as the base, the household sizes in the region and in Carrollton are forecasted to remain relatively smooth through 2030;
- In Dallas County, the projected major residential growth nodes are at Keller Springs and Marsh Lane, and in the general vicinity of Josey Ranch. In Denton County, the projected major residential growth nodes are located across north Carrollton, and most notably north of Hebron Parkway between Old Denton Road and Josey Lane;
- Population forecasts indicate a leveling of the growth rate as the city approaches build-out. However, once Carrollton reaches its ultimate build-out, there may continue to be some growth at and around rail stations, through commercial conversions, or by low-density residential being replaced by higher density structures.

Employment Forecast Highlights

The following are highlights of the North Central Texas Council of Governments' forecasts of Carrollton's future employment growth.

- Carrollton has historically had a diversified economy dominated by the basic industrial sectors (i.e. wholesale trade, manufacturing and distribution). The future strength of its economic base is demonstrated by the growth of Carrollton's employment. Employment growth is projected to increase by 13.8 percent from 2000 to 2010, 6.4 percent from 2010 to 2020, and 0.7 percent from 2020 to 2030. This is equal to a total growth in employment of 14,949 jobs from 2000 to 2030;
- Several existing activity nodes are projected to continue to expand and dominate as major employment centers in the future. Among these are the vast areas west of Interstate 35E, including Capital Center and land within the Valwood Improvement Authority, the currently undeveloped land in the vicinity of Luna Road and Belt Line Road, and the industrial and office centers in far east Carrollton along Marsh Lane and Midway Road, south of Trinity Mills Road;
- Activity nodes which are projected to emerge as major employment centers include the State Highway 121 By-Pass, far northeast Carrollton, the areas immediately east of Interstate 35E between Jackson Road and Frankford Road, projected major retail development in the vicinity of Old Denton Road from Rosemeade Parkway to Hebron Parkway and along the President George Bush Turnpike corridor.

Anticipated employment nodes are highlighted in Figure 4.

Demographic Characteristics

In order to better assist in the analysis of demographic data, the City of Carrollton has been divided into seven (7) community development (CD) planning sectors. The CD Sectors are identified in Figure 5. Eligible Community Development Block Grant areas are displayed in Figure 6.

Population, Race, and Ethnicity

The population of Carrollton more than doubled in size every ten (10) years from 1950 to 1990. Although the years between 1990 and 2000 exhibited a decrease in percent of population growth, the addition of over 27,400 residents continues to highlight how the proximity of the city to the many surrounding regional resources and amenities makes Carrollton the community of choice.

The North Central Texas Council of Governments (NCTCOG) population projections through 2030 report a total growth rate of only approximately 13.2%. The reduction in rate of growth is due to the fact that Carrollton is rapidly approaching build-out and is not likely to annex large tracts of additional land in the future. However, the build-out of the remaining developable land will present new challenges for the city that were not previously encountered. Some of the new issues include redevelopment strategies and enhanced urban design standards.

Although the seven (7) CD sectors are generally composed of one or more Census Tracts and the boundaries of one are coterminous with the boundaries of the other, there are exceptions. Thus, values discussed for a CD sector should be viewed as having a margin of error of approximately 3%.

Of the seven (7) community development sectors, the highest number of persons reside in the Northeast Sector, which accounts for 27,556 persons, or 24% of the city's total population. The Original Town Sector is the next largest with 22,718 persons, or 20% of the city's total population. The North Central Sector is the third largest sector with 21,089 persons, or 19% of the city's population. The Southeast Sector accounts for 15% of the city's population at 17,373 persons and the Northwest Sector accounts for 13% of the city's population at 14,247.

The Central and West Sectors encompass a large portion of Carrollton's industrial/warehouse development. In light of this fact, the Central Sector's population is 8,653 persons, or only 8% of the total city population. The West Community Development Sector has the smallest population. Only 1,304 persons, or one percent of the city's population, reside in this sector.

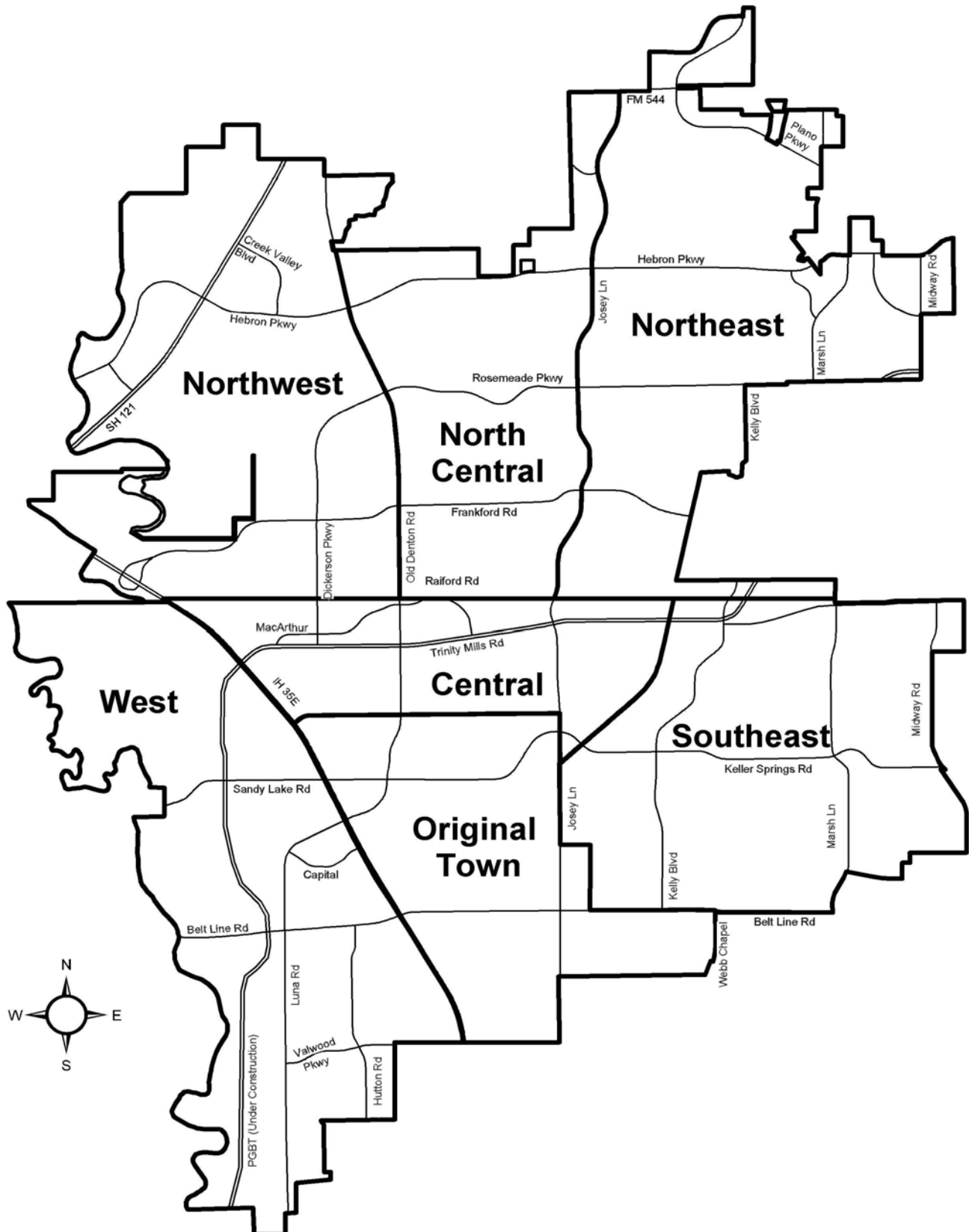
Of the city's total population, the majority identifies themselves as White in racial origin. This population consists of 72% of the total city population. Likewise, persons who identified themselves as White in the 2000 Census constitute the majority population in all of the city's community development sectors.

Figure 4: Locations of Employment Centers



Source: Carrollton Economic Development Department

Figure 5: Community Development Sectors



Source: Carrollton Community Development Department

While still an overwhelming majority, the lowest overall concentration of Whites as a percentage of the total sector population, at 62%, occurs in the Original Town Sector. The highest concentration of Whites per the sector's population occurs in the Northeast Sector, with 82% of that sector's population comprised of persons of White racial origin.

The Northeast Sector has the highest concentration of Whites in any one sector and the highest percentage of the total city population of any race in any of the community development sectors. Whites that reside in the Northeast sector comprise 20% of the total city population. The next highest concentration of any race per the city's total population is of the Whites in the North Central Sector at 13% of the city total. Two other sectors – the Original Town and Southeast, have concentrations of White persons that each equal 12% of the city total.

The largest minority population in Carrollton is citizens who identify themselves ethnically as Hispanic, which account for 20% of the city's total population. The U.S. Census considers Hispanic to be an ethnicity and not a race. Consequently, all racial categories include some individuals who identify themselves ethnically as Hispanic. The highest concentration of Hispanics is located in the Original Town Sector, with 52% of the total sector population. The Central Sector encompasses a relatively high proportion of Hispanics, with 18% of the total sector population.

The Original Town Sector's Hispanic population comprises 11% of the city's total population. The next highest number of Hispanics in any one sector is in the Northeast Sector that accounts for 3% of the city's total population. It should be noted that of the respondents to the 2000 Census survey, Hispanics generally identify their race as being in the "Other" category. This trend is reflected in the correlation between Hispanic ethnicity and the "Other" racial percentage in each of the community development sectors.

Persons in the "Other" racial category account for 11% of the city's total population. A high percentage of the persons in the "Other" category are concentrated in the Original Town Sector at 25% of that sector's population. In the Central and West Sectors, 10% of each of the sectors' population identifies as "Other" racially.

Asians in Carrollton are relatively evenly distributed throughout the community development sectors and comprise 10% of the city's total population. The highest concentration of persons of Asian racial origin is in the Central Sector, at 17% of the total sector population. The Northwest Sector has an Asian population that equals 2% of the city's total population and 16% of that sector's population.

Persons who identified themselves as Black in racial origin represent 6% of the city's total population and are somewhat evenly distributed throughout all of the community development sectors. The highest percentage of Blacks in any one sector is 9% of the North Central Sector population. The Southeast, Central and Northwest Sectors respectively have 8%, 7%, and 6% of the sector's total population that identifies as Black in racial origin. The North Central Sector's Black population represents 2% of the city's total population and the Southeast and Northeast Sectors' Black population each comprise 1% of the city's total population.

The Native American population represents the smallest of all of the racial categories in Carrollton. The total number of Native Americans in Carrollton is 0.5% of the total city population. Because

this population is so small, in general, there are relatively minute proportions of Native Americans in each of the seven (7) sectors, and consequently the highest sector percentage of Native Americans is only 0.6% in both the Original Town and Central Sectors. The Native American population is the only racial or ethnic category that decreased from 1990 to 2000. There were 5% fewer Native Americans in Carrollton in 2000 than in 1990.

As highlighted in this section, the White population is relatively evenly distributed throughout the city, with majority concentrations in each of the seven community development sectors. Persons of Hispanic, Asian and "Other" racial identification categories tend to be less concentrated in the northern portion of the city and represent noticeably higher concentrations in the Original Town, Central, and West Sectors. Carrollton's Black population is well distributed and reveals an absence of significant concentration in any one sector for this category.

The best example of how Carrollton is increasingly becoming a more diverse, multi-cultural community is the percent change in city totals from the 1990 Census. As stated earlier, the Native American population in Carrollton decreased by 5%. The White population increased by only 19%. The Black population increased by 78%. The three remaining racial and ethnic groups more than doubled from 1990 to 2000. Hispanics, Asians, and "Other" increased by 123%, 168%, and 204% respectively.

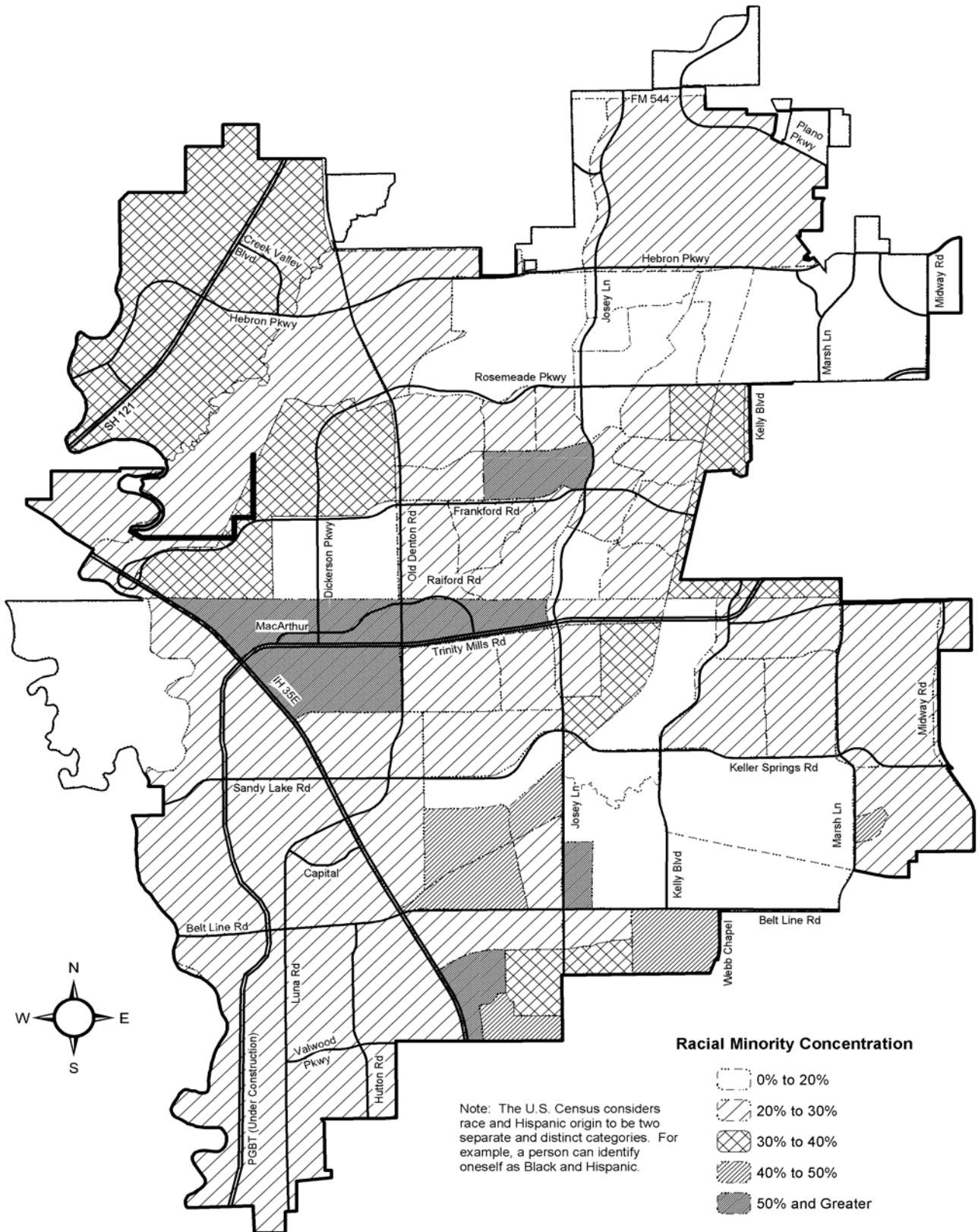
Table 2: Population and Race by Community Development Sector, 1990 vs. 2000

			Percent White	Percent Black	Percent Native American	Percent Asian	Percent Other	Percent Hispanic
	Total 2000 Population	1990 Population	Percent of 2000 Sector Population	Percent of 2000 Sector Population	Percent of 2000 Sector Population	Percent of 2000 Sector Population	Percent of 2000 Sector Population	Percent of 2000 Sector Population
Community Development Sector	Percent of 2000 City Population		Percent of 2000 City Population	Percent of 2000 City Population	Percent of 2000 City Population	Percent of 2000 City Population	Percent of 2000 City Population	Percent of 2000 City Population
	% Change from 1990	% Change	% Change from 1990	% Change from 1990	% Change from 1990	% Change from 1990	% Change from 1990	% Change from 1990
Central	8,653	7,440	66%	7%	0.6%	17%	10%	18%
	8%		5%	0.5%	0.0%	1%	0.7%	1%
	16%	16%	-9%	31%	93%	239%	233%	171%
North Central	21,089	16,384	71%	9%	0.5%	12%	7%	12%
	19%		13%	2%	0.1%	2%	1%	2%
	29%	29%	9%	112%	0.0%	120%	220%	141%
Northeast	27,556	20,893	82%	5%	0.4%	7%	6%	11%
	24%		20%	1%	0.1%	2%	2%	3%
	32%	32%	22%	80%	68%	57%	271%	127%
Northwest	14,247	4,739	71%	6%	0.3%	16%	7%	11%
	13%		9%	0.7%	0.0%	2%	0.9%	1%
	201%	201%	137%	384%	6%	1,195%	908%	735%
Original Town	22,718	17,834	62%	4%	0.6%	9%	25%	52%
	20%		12%	0.7%	0.1%	2%	5%	11%
	27%	27%	10%	7%	-48%	21%	136%	163%
Southeast	17,373	14,597	77%	8%	0.4%	8%	6%	11%
	15%		12%	1%	0.1%	1%	0.9%	2%
	19%	19%	4%	64%	53%	111%	396%	161%
West	1,304	323	74%	4%	0.1%	12%	10%	13%
	1%		0.8%	0.0%	0.0%	0.1%	0.1%	0.1%
	304%	304%	236%	489%	-91%	157/0	644%	137%
City Total	112,940	82,210	81,534	7,005	515	11,854	12,032	22,315
	100%		72%	6%	0.5%	10%	11%	20%
	37%	37%	19%	78%	-5%	123%	204%	168%

Note: The 1990 population of Carrollton was 82,169 and the 2000 population of Carrollton was 109,576 persons. The slight difference in total count as presented is due to an overlap in community development sector boundaries by census geography.

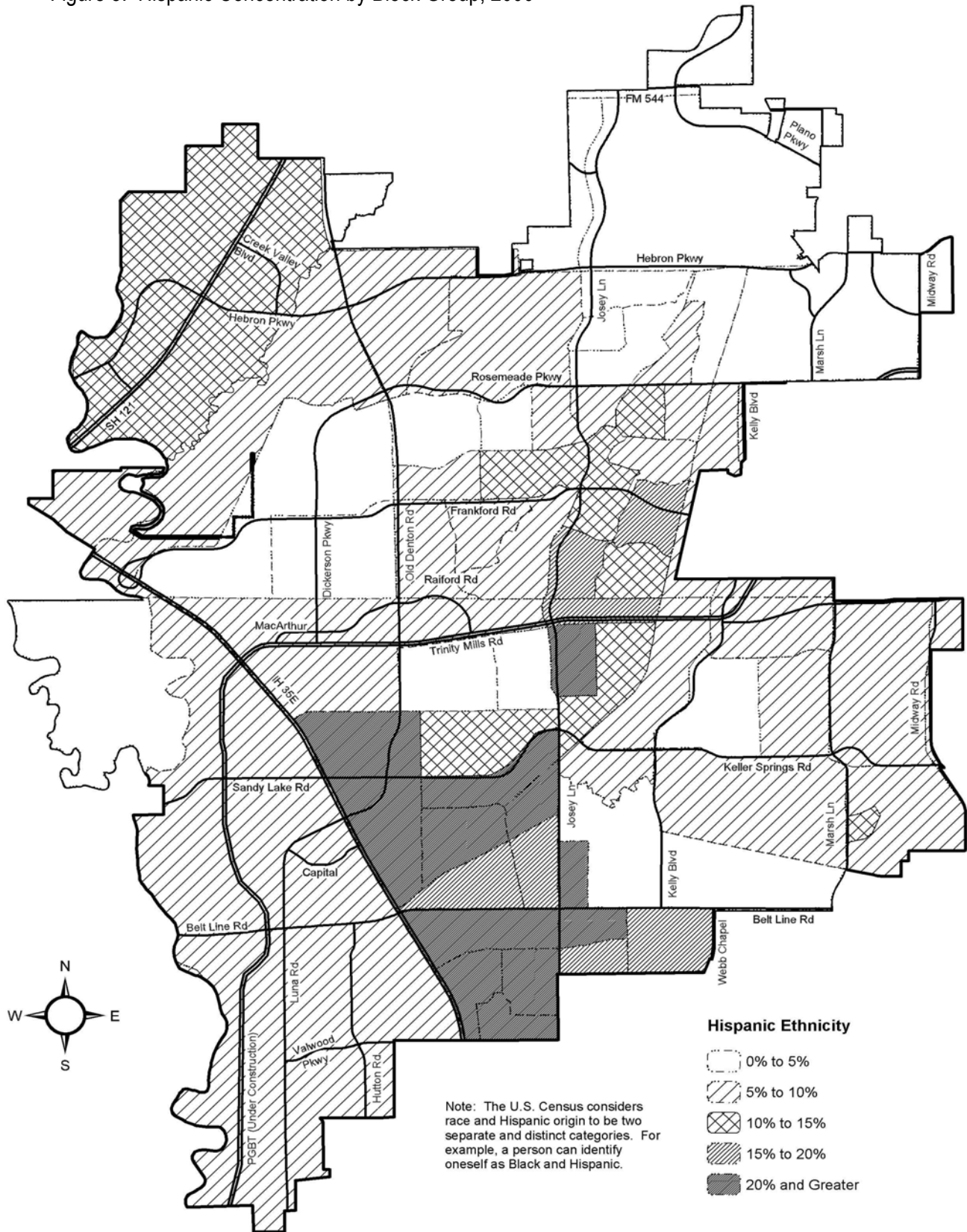
Source: U.S. Census Bureau

Figure 7: Racial Minority Concentration by Block Group, 2000



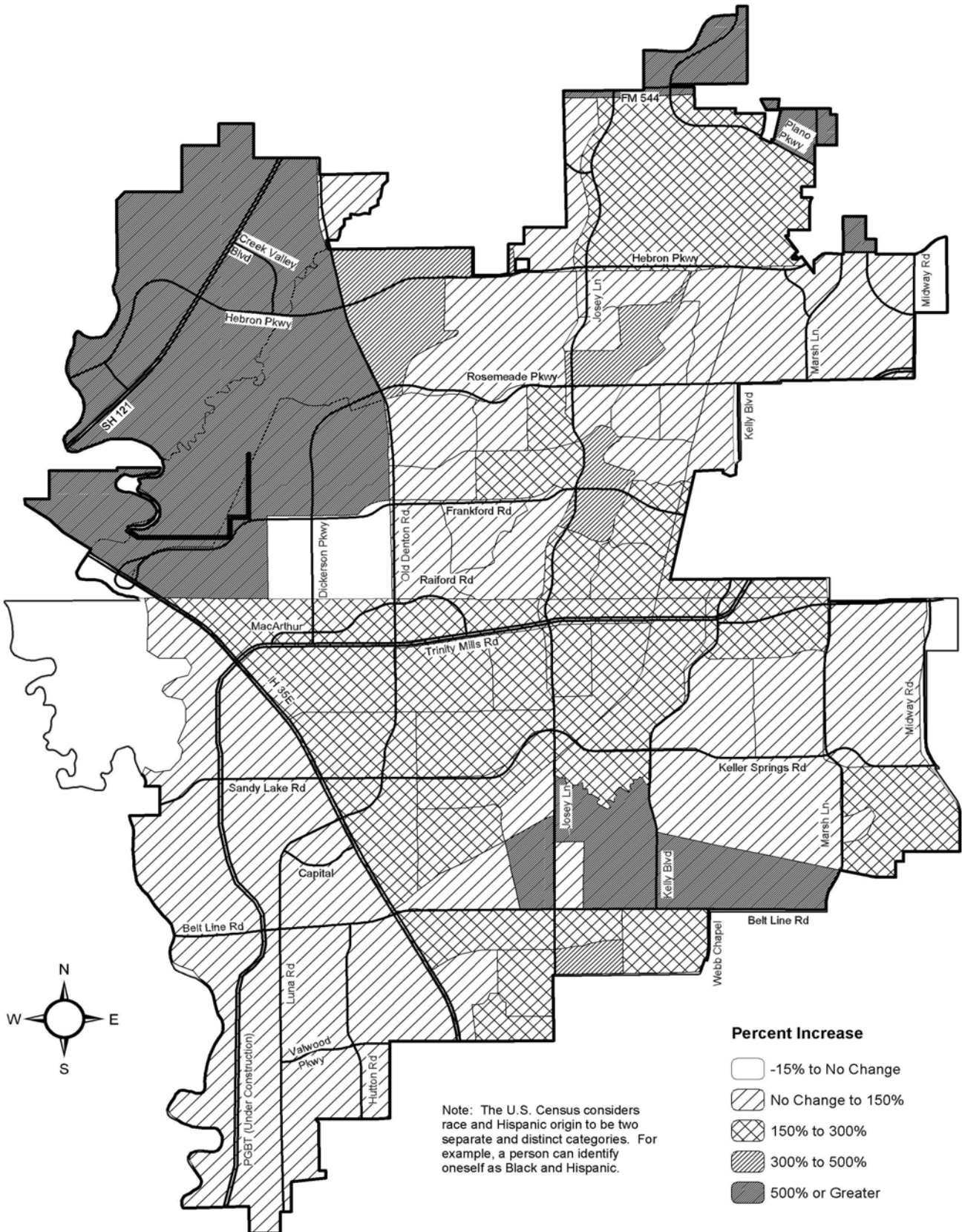
Source: U.S. Census Bureau

Figure 8: Hispanic Concentration by Block Group, 2000



Source: U.S. Census Bureau

Figure 9: Increase in Hispanic Concentration by Block Group, 1990-2000



Source: U.S. Census Bureau

Education

According to the 2000 Census, Carrollton is home to a highly educated population. The percentage of persons 18 years of age or older in Carrollton comprises 72% of the total city population. Of this population, 12,909 persons do not have high school diploma, 14,743 possess a high school diploma as their highest level of educational attainment, 25,758 have completed some college coursework or received an associate's degree, and 27,743 have a bachelor's degree or higher. In relation to the total city population, this calculates to 16% of the population as having no high school diploma, 18% with a high school diploma, 32% with some college and 34% with at least one bachelor's, master's, professional, and/or doctorate degree.

Community Development Sector	Total 2000 Sector Population	Persons in Sector 18(+)	Persons in Sector 18 Yrs (+), No Diploma	Persons in Sector 18 Yrs (+), with H.S. Diploma	Persons in Sector 18 Yrs (+), Some College or Assoc. Degree	Persons in Sector 18 Yrs (+), Bachelor's Degree or Higher
Central	8,653	6,243	1,148	1,310	2,260	1,525
	8%	72%	18%	21%	36%	24%
North Central	21,089	14,847	1,402	2,720	5,350	5,375
	19%	70%	9%	18%	36%	36%
Northeast	27,556	19,828	1,697	3,361	6,479	8,291
	24%	72%	9%	17%	33%	42%
Northwest	14,247	9,882	1,003	1,448	2,977	4,454
	13%	69%	10%	15%	30%	45%
Original Town	22,718	15,806	6,690	3,548	3,592	1,976
	20%	70%	42%	22%	23%	13%
Southeast	17,373	13,723	778	2,114	4,872	5,959
	15%	79%	6%	15%	36%	43%
West	1,304	824	191	242	228	163
	1%	63%	23%	29%	28%	20%
City Total	112,940	81,153	12,909	14,743	25,758	27,743
	100%	72%	16%	18%	32%	34%

The 2000 population of Carrollton was 109,576 persons. The slight difference in total count as presented is due to an overlap in community development sector boundaries by census geography.
Source: U.S. Census Bureau

According to the 2000 Census, 16% of Carrollton citizens eighteen years of age or older have not attained a high school diploma. The Southeast Sector has the lowest proportion of persons (6%) with no diploma. The Northeast and North Central Sectors are slightly higher with 9% of persons in each of those sectors with no high school diploma. In the Northwest sector, 10% of the sector population does not have a high school diploma. The Original Town sector has the highest number of persons with no high school diploma, at approximately 6,690 persons, which is 42% of that sector's population. The West Sector, with its relatively small population, reports that 23% of its population as not having completed high school. In general, the southern sectors tend to have higher percentages of persons that did not complete a high school education.

Of the population of Carrollton eighteen years of age or older, 18% possess a high school diploma as their highest level of educational attainment. The sector with the highest percentage of its population with a high school diploma is the West Sector, reporting 29%. The Original Town and Central Sectors follow with 22% and 21% respectively. The Southeast and Northwest Sectors report the smallest percentage of persons with only high school diplomas at 15%.

The highest percentages of persons with some college or an associate's degree reside in the North Central, Southeast, and Central Sectors, with approximately 36% of each sector's population. Sectors with the lowest percentages of their sector populations with some college work are the Original Town and the West Sectors. They report 23% (Original Town) and 28% (West) of sector population as persons with some college work completed.

The population in Carrollton with a bachelor's degree or higher is 34% of the total city population. The Northwest and Southeast Sectors report 45% and 43% of their sector populations as having these types of degrees, followed by the Northeast Sector, with 42%. Those sectors with the lowest levels of such degrees are the Original Town (13%) and West (20%) Sectors. In general, the sectors that are located in the southern portion of the city report a lower overall educational attainment level than the more northern sectors.

Median Income and Poverty Rate

The citywide average median income per household and family are \$62,406 and \$68,672, respectively (see Table 4). The statistics for each of the community development sectors range from a low average median income per household of \$45,446 in the Original Town Sector to a high average median income per family of \$86,855 in the Northwest Sector.

In an analysis of poverty in Carrollton, 5.6% of individuals are below the poverty income threshold. According to the 2000 Census, the national poverty rate was 12.4%. In Carrollton, the Original Town Sector has the highest percentage of individuals living below poverty level with 11.3%. The Central Sector and the West Sector have poverty rates of 7.6% and 7.4% respectively. Individuals living below poverty level in the remaining CD sectors range from 4.7% in the North Central Sector to 3.0% in the Northwest.

Community Development Sector	Average Median Household Income	Average Median Family Income	Average Families Below Poverty Level	Average Individuals Below Poverty Level
Central	\$56,193	\$62,227	5.5%	7.6%
North Central	\$65,038	\$70,327	3.9%	4.7%
Northeast	\$71,518	\$77,957	2.7%	3.8%
Northwest	\$81,412	\$86,855	2.0%	3.0%
Original Town	\$45,746	\$45,497	9.6%	11.3%
Southeast	\$60,855	\$69,907	2.2%	3.7%
West	\$45,446	\$52,308	4.2%	7.4%
City Total	\$62,406	\$68,672	4.1%	5.6%
U.S.	\$41,994	\$50,046	9.2%	12.4%

Source: U.S. Census Bureau

Per Capita Income

The average per capita income for the City of Carrollton is \$26,746, with average per capita incomes per sector ranging from \$15,368 in the Original Town Sector to \$32,293 in the Southeast Sector (see Table 5). These calculations range from 43% below to 21% above the citywide average per capita income. The average per capita income for the Central sector is \$22,674, which is 15% below the citywide average and the average per capita income for the Northwest Sector is \$31,641, which is 18% above the citywide average. The remaining sectors – the North Central, West, and Northeast range from 2% to 14% above the city average.

The average per capita income for the six specified racial/ethnic categories – White, Black, Native American, Asian, Other and Hispanic, are \$29,868, \$25,364, \$21,807, \$19,041, \$28,933 and \$14,015 respectively. The highest average is the White racial category, which is 12% higher than the city average. The only other racial category in which the average per capita income is above the citywide average per capita income is those of “Other” racial origin. The persons of “Other” origin in Carrollton have an average per capita income that is 8% higher than the citywide average per capita income. The remaining racial/ethnic categories of Black, Native American, Asian, and Hispanic are below the citywide average per capita income by 5%, 18%, 29% and 48%, respectively.

The sector averages for the five racial categories indicate also how the average per capita incomes vary between the races within sectors. In general, the data reveals that Whites average above the sector per capita income in all of the sectors.

Persons in the “Other,” Asian, and Hispanic categories have average per capita incomes that are below the sector per capita income in all of the sectors.

Persons in the Native American racial category possess above average per capita incomes in the Northwest, North Central, Original Town, and Southeast Sectors, at 12%, 15%, 19% and 27% above their respective sector averages.

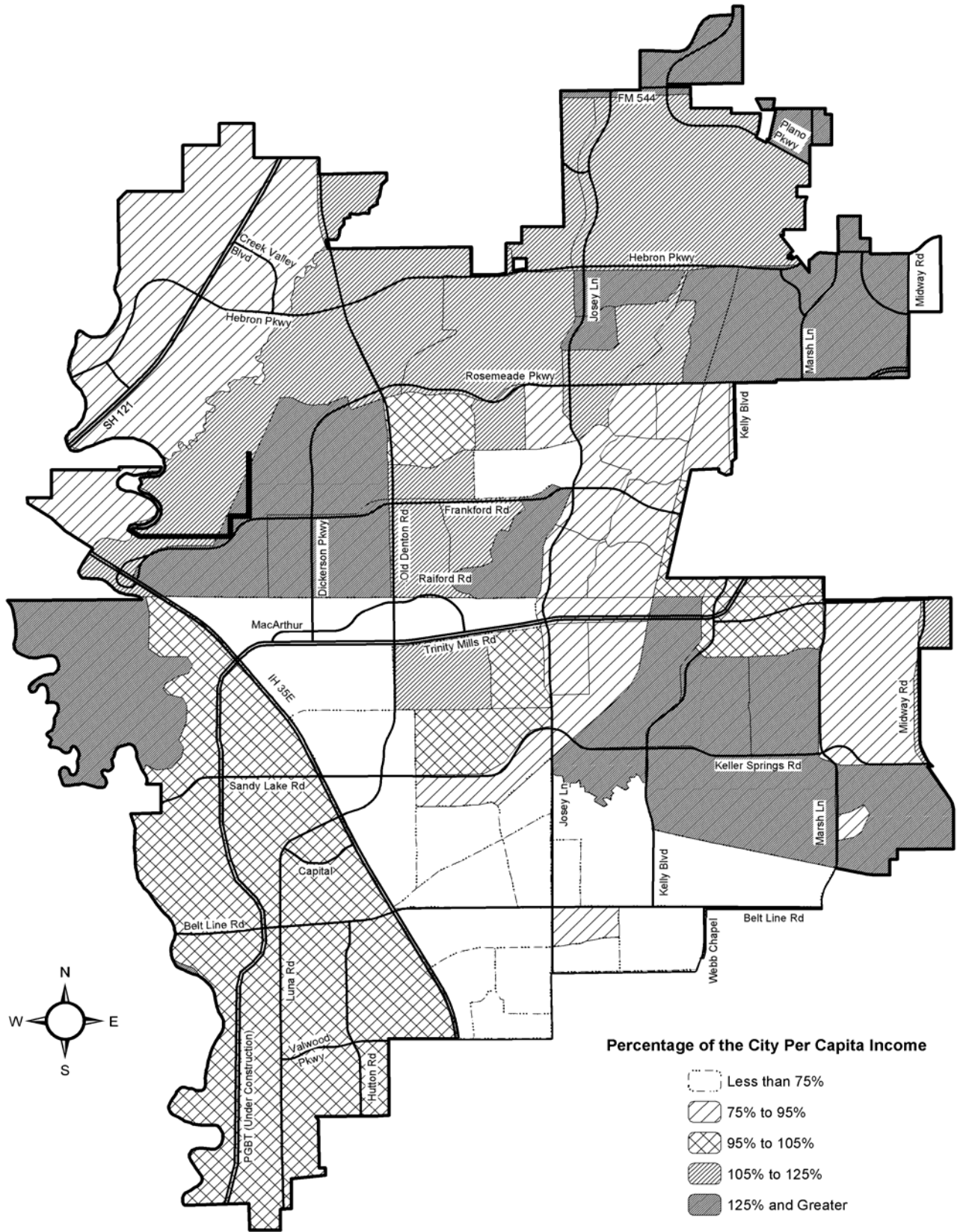
Persons in the Black racial category have above average per capita incomes in the Northwest and Original Town Sectors, at 3% and 28% above their respective sector averages.

In general, the data reveals that Whites, "Other" and Blacks have higher per capita incomes than Native Americans, Asians, and Hispanics. In addition, the higher average per capita incomes are in the northern and Southeast Sectors. Lower per capita incomes tend to be concentrated in the southern, Central and Original Town Sectors.

Community Development Sector	Average Per Capita Income of Sector	White	Black	Native American	Asian	Other	Hispanic
Central	\$22,674	128%	76%	31%	66%	56%	57%
North Central	\$27,243	110%	82%	115%	78%	60%	71%
Northeast	\$30,550	106%	98%	78%	68%	78%	69%
Northwest	\$31,641	110%	103%	112%	69%	47%	54%
Original Town	\$15,368	109%	128%	119%	98%	74%	64%
Southeast	\$32,293	106%	98%	127%	64%	72%	67%
West	\$27,292	102%	0%	0%	0%	0%	23%
City Total	\$26,746	112%	95%	82%	71%	108%	52%

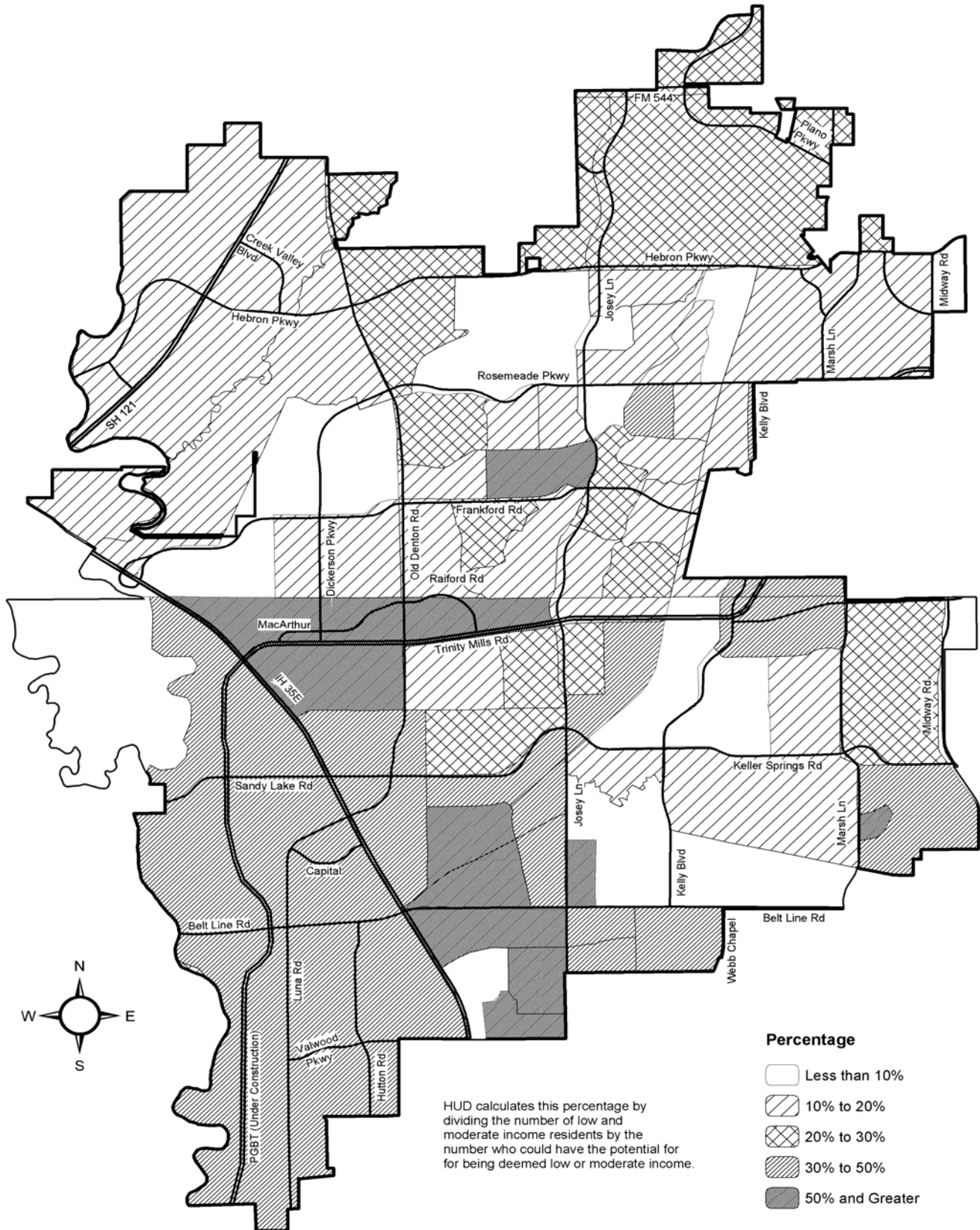
Source: U.S. Census Bureau

Figure 10: Income Levels as a Percentage of Per Capita Income by Block Group, 2000



Source: U.S. Census Bureau

Figure 11: Percentage of Low and Moderate Income Residents by Block Group, 2000



Source: U.S. Department of Housing and Urban Development

Age

The age distribution of the population of Carrollton has been aggregated into five age cohorts for analysis in terms of percentages of total sector population. The age cohorts are: Under 18 years of age; 18 to 24 years of age; 25 to 44 years of age; 45 to 64 years of age; and 65 years of age and over.

In Carrollton, residents under 18 years of age comprise 28.2% of the population. Persons 18 to 24 years old represent 8.0% of the total population. The population 25 to 44 years old totals 37.2% of the city. Persons 45 to 64 years of age comprise 21.5% of the population. The 65 years of age and over group is the smallest age group at 5.1% of the total city population.

Of the sector percentages of persons in the “18 to 24” age category, Table 6 reveals that the majority of the sectors have populations of persons in this age class which deviate from the citywide average by only (+/-) 2.2%. The exceptions to this are the West and Original Town Sectors, which consist of 3.6% fewer and 3.4% more than the city’s average number of persons ranging from 18 to 24 years of age.

The percentages of persons in the “25 to 44” age group indicate that the sectors in the northern portion of Carrollton are slightly above the citywide percentage of persons in the “25 to 44” age group. In the southern sectors, more specifically the Central, Original Town and West Sectors, persons in the “25 to 44” age group are less concentrated. Persons in the “25 to 44” age group in the Central, Original Town and West Sectors are 2.9%, 3.1% and 6.1% below the city total average, respectively. The remaining sectors reveal averages greater than the citywide figure with percentages ranging from 0.9% to 1.8% greater than the city total average.

The “45 to 64” age category demonstrates that a majority of the sectors lie within a limited range of the citywide average. The highest percentage of persons age 45 to 64 in a sector occurs in the West sector with 28.9% of that population consisting of persons in this age cohort. The lowest percentage of persons in the “45 to 64” age cohort is observed in the Original Town Sector, which has a percentage of persons in that age group equaling 16.9% of that sector’s population.

The “65 and over” age cohort comprises 5.1% of the city’s total population. The sector percentages of persons in this population age group reveal that the majority of the sectors are above the citywide percentage of persons in this category by a 0.8% to 4.1% range of difference. The Northeast Sector percentage is almost the same as the citywide percentage of persons in the “65 and over” age class. The two other sectors which reveal a percentage of persons in the “65 and over” age cohort lower than the citywide average are the North Central and Northwest Sectors. These two sectors have 3.7% and 3.0% of their respective populations age 65 years and over (or approximately 1.4% and 2.1% lower than the citywide proportion).

An analysis of the Original Town Sector reveals that it is an area of extremes. The Original Town Sector has the highest percentage of residents under 18 years of age and 18 to 24 years of age. The Original Town Sector also has the second highest percentage of residents 65 years of age and over. Consequently, Original Town has the lowest percentage of residents 45 to 64 years of age. Despite these variations in population dynamics, the age distribution trends in the City of Carrollton are typical of national trends.

Community Development Sector	Total Population of Sector	% in Sector Under 18 years	% in Sector 18 to 24 years	% in Sector 25 to 44 years	% in Sector 45 to 64 years	% in Sector 65 years and over
Central	8,653	26.5%	9.1%	34.3%	24.3%	5.9%
North Central	21,089	29.9%	7.8%	38.4%	20.1%	3.7%
Northeast	27,556	28.3%	5.8%	38.1%	22.9%	4.8%
Northwest	14,247	30.8%	6.6%	39.0%	20.5%	3.0%
Original Town	22,718	30.9%	11.4%	34.1%	16.9%	6.7%
Southeast	17,373	21.0%	7.9%	38.5%	26.0%	6.5%
West	1,304	26.3%	4.4%	31.1%	28.9%	9.2%
City Total	112,940	28.2%	8.0%	37.2%	21.5%	5.1%

Source: U.S. Census Bureau

Employment and Occupation

There are 63,264 employed civilian persons that are 16 years of age or older in Carrollton. Of these, 7.7% reside in the Central Sector, 19.1% in the North Central Sector, 25.3% in the Northeast Sector, 12.4% in the Northwest Sector, 17.2% in the Original Town Sector, 17.4% in the Southeast Sector and 0.8% in the West Community Development Sector.

The labor force status of this population is categorized into six occupation groups identified by the 2000 Census. The labor force categories are: "Management, professional, and related occupations"; "Service occupations"; "Sales and office occupations"; "Farming, fishing, and forestry occupations"; and "Production, transportation, and material moving occupations." Persons in the management, professional, and related occupations account for 42.4% of the civilian workforce in Carrollton. The civilians in the work force who are 16 years of age or older and in sales and office occupations account for 31.3% of the employed persons in Carrollton. Persons in production, transportation, and material moving occupations account for 10.1% of the employed population. 9.9% of civilians are employed in service occupations and 6.1% perform construction, extraction, and maintenance. Farming, fishing, and forestry occupations account for only 0.2% of the civilian workforce of the city.

Residents in the six occupational categories are distributed proportionately among all seven CD sectors, with very few exceptions where the lack of employment in one area or occupation is compensated by an increase of employment in another occupational category. A prime example of this occurrence is in the Original Town Sector, where persons in the management, professional, and related occupations are 19.4% below the city average for persons in this occupational category. The remaining sectors range from 36.0% to 50.5% of their eligible population working in management, professional, and related occupations.

Persons employed in the service occupations in the Original Town sector account for 6.4% more than the citywide percentage of persons working in this occupational category. Residents working in service occupations in the remaining sectors comprise from 7.5% to 11.9% of that sector's population, which is within 2.4% of the citywide average.

The Original Town Sector has the lowest percentage (26.0%) of individuals employed in sales and office occupations. This is 5.3% below the citywide percentage of persons working in this field. The remaining sectors are within 3.1% of the citywide percentage of persons in this occupation, with the West being the lowest sector percentage other than Original Town at 28.2% of its population working in this category and North Central having the highest sector percentage of sales and office workers at 34.3%.

The Original Town Sector has the second highest percentage (0.4%) of individuals employed in farming, fishing, and forestry occupations. The West Sector has the highest percentage with 2.8% of the employed civilian population 16 years of age and over working in farming, fishing, and forestry. The other five sectors all have from 0.0% to 0.2% employed in this category.

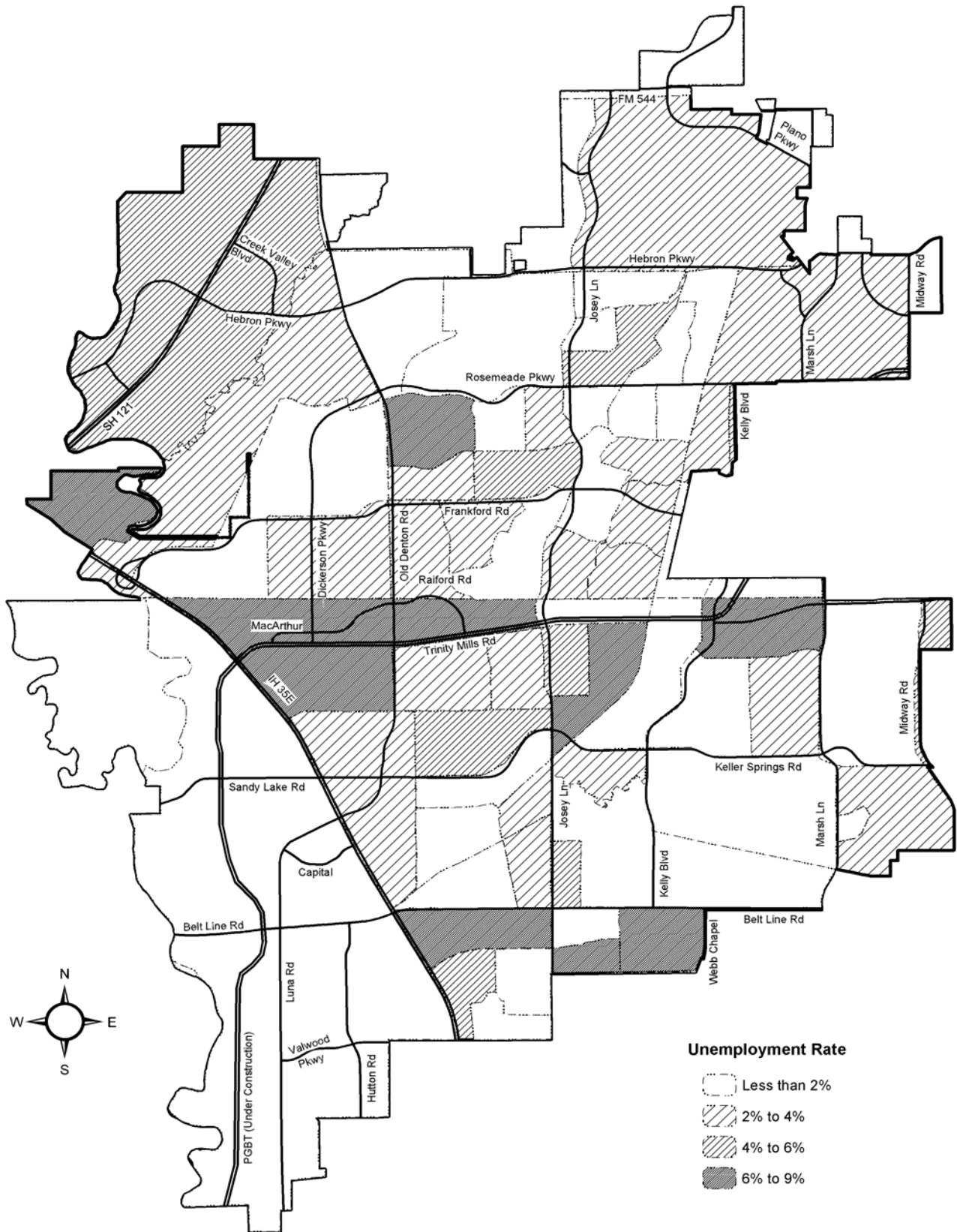
Persons in the construction, extraction, and maintenance occupations in the Original Town Sector account for 7.4% more than the citywide average for this category. The remaining sectors range from 3.4% to 6.2% of their eligible population working in construction, extraction, and maintenance occupations.

The Original Town Sector has the highest percentage (20.7%) of individuals employed in production, transportation, and material moving occupations. This is 10.6% higher than the citywide percentage of persons working in this field. The remaining sectors range from 6.5% in the Northwest Sector to 17.6% in the West Sector.

Table 7: Occupations of Employed Civilian Persons 16 Years and Over, 2000

Community Development Sector	Employed civilian population 16 years and over	Occupation					
		Management, professional, and related occupations	Service occupations	Sales and office occupations	Farming, fishing, and forestry occupations	Construction, extraction, and maintenance occupations	Production, transportation, and material moving occupations
Central	4,866	38.5%	11.3%	32.6%	0.2%	6.2%	11.2%
North Central	12,096	45.5%	8.7%	34.3%	0.1%	4.6%	6.8%
Northeast	16,020	48.0%	7.6%	30.7%	0.1%	4.9%	8.8%
Northwest	7,848	50.5%	7.5%	31.4%	0.2%	3.8%	6.5%
Original Town	10,898	23.0%	16.3%	26.0%	0.4%	13.5%	20.7%
Southeast	11,008	46.3%	9.1%	33.8%	0.0%	4.0%	6.8%
West	528	36.0%	11.9%	28.2%	2.8%	3.4%	17.6%
City Total	63,264	42.4%	9.9%	31.3%	0.2%	6.1%	10.1%
Source: U.S. Census Bureau							

Figure 12: Unemployment Rate by Block Group, 2000



Source: U.S. Census Bureau

Housing

The mission of the Community Development Division is to build community and individual self-reliance by focusing resources and mobilizing community involvement in order to preserve and enhance neighborhoods throughout the city. The Division also seeks to develop opportunities to improve the standard of living of economically disadvantaged citizens while enhancing the quality of life for all Carrollton residents.

The housing objectives of the Division are accomplished by drafting and implementing strategies for revitalizing neighborhoods, eliminating substandard housing and curbing urban decay. The preservation and enhancement of existing housing stock and increasing opportunities for first-time homebuyers are major priorities of the City of Carrollton.

Housing Profile

The following housing statistics were derived from data collected in the 2000 U.S. Census for Carrollton. Furthermore, the data has been aggregated into the same seven (7) community development planning sectors that are identified in the demographic section of this document.

It should be noted that the averages for median owner-occupied housing value and rental rate calculations do not take into account block groups or census tracts that do not contain either of these housing statistics. In addition, it should be noted that several census blocks or tracts were positioned such that there were no housing units located within the Carrollton part of the census block or tract. Therefore, these blocks and/or tracts were also not factored into the calculations presented in this section.

According to the data, approximately 63.2% of the housing units in Carrollton are owner-occupied and 32.9% rented (see Table 9). The remaining 3.9% of the housing units were vacant at the time of the 2000 Census.

The median value of owner-occupied housing units in Carrollton is calculated at \$111,941. The average cost of rental housing in Carrollton, as per the 2000 U.S. Census, is \$734 per month. Both the average occupancy of owner-occupied units and the average number of persons occupying rental housing is 2.8 persons per unit.

Four (4) of the seven (7) community development sectors have rental concentrations of over 40%. The three (3) sectors that have rental housing concentrations less than forty (40) percent are the Northeast, Northwest and West Sectors. The area with the highest average occupancy is the Original Town Sector, at 3.9 persons per owner-occupied unit and 4.1 persons per renter-occupied unit.

In the 1970s, Carrollton experienced a tremendous growth in housing stock. Housing units that were built before 1970 are concentrated in the Central and Original Town Sectors. In general, the housing stock located in the northern half of the city is much newer than homes located in the southern half (see Table 10).

Central Sector

The Central Sector contains 3,325 housing units, or 7.9% of the total number of housing units in the city. Approximately 63.4% of the Central Sector's housing units are single-family structures and 36.6% are multi-family. The Central Sector does not contain any housing classified as "other." The U.S. Census Bureau defines "other" housing units as mobile homes, boats, RVs, and vans. The median value of owner-occupied housing units in this sector is 6.8% higher than the citywide average of \$111,941. A majority (54.4%) of the homes in this sector were built before 1980.

According to the 2000 Census, 3,195 of the total housing units in the Central Sector are occupied. Of these occupied housing units, 58.1% are owner-occupied and 41.9% are renter-occupied. The average rental rate for the sector is 5.6% lower than the citywide average of \$734 per month. The average household size of owner-occupied units in this sector is 2.8 people per unit and the average household size per rental housing unit is 2.6.

Of the total number of "vacancies" in Carrollton, the Central Sector accounts for 8.0%. Of the vacancies in the Central Sector, 17.7% are single-family housing units and the remaining 82.3% are multi-family housing units.

Approximately 7.0% of the owner-occupied housing units in Carrollton are located in the Central Sector. Of these owner-occupied housing units, 98.5% are in the single-family category and 1.5% are in the multi-family category. The Central Sector contains 9.7% of the total occupied rental units in Carrollton. Of the renter-occupied housing units in the Central Sector, the vast majority (81.0%) are multi-family in housing type. The remaining 19.0% of the renter-occupied housing units in the Central Sector are single-family housing units.

In the citywide distribution of housing types, the Central Sector comprises 7.2% of all single-family units, 10.4% of the multi-family units, and 0.0% of the "other" units.

North Central Sector

The North Central Sector consists of 7,811 housing units, which is equal to 18.5% of the total number of housing units in the city. Of these 7,811 units, 64.7% are single-family structures, 35.1% are multi-family, and 0.1% are "other" housing units. The average median value per owner-occupied housing unit in this sector is \$124,800. At the time of the 2000 Census, 83.2% of the houses in the North Central Sector were built from January 1980 to March 2000.

According to the 2000 Census, 7,615 of the total housing units in the North Central Sector are occupied. Of these occupied housing units, 59.5% are owner-occupied and 40.5% are renter-occupied. The average cost for renter-occupied housing in this sector is \$748 per month. The average household size of owner-occupied units is 3.0 persons per unit. Renter-occupied units in this sector have an average household size of 2.3 persons per unit.

Vacant housing units in this sector account for 12.0% of the vacancies in Carrollton. Approximately 44.4% of the North Central Sector's vacancies are single-family structures and 55.6% are multi-family, but all ten of the sector's "other" housing units are occupied.

Approximately 17.0% of the citywide homeownership occurs in this sector. Almost all (99.6%) of the owner-occupied units in the North Central Sector are single-family units. The remaining owner-occupied housing units are divided equally between 10 multi-family and 10 “other” housing units. The North Central Sector contains 22.2% of the total occupied rental units in Carrollton. Of the renter-occupied housing units in the North Central Sector, 85.1% are multi-family and only 14.9% are single-family housing units. None of the “other” housing units in the North Central Sector are rental units.

In relation to the citywide housing stock, the North Central Sector includes 17.3% of the city’s single-family units, 23.4% of the multi-family units in Carrollton, and 0.9% of the “other” category.

Northeast Sector

The Northeast Sector contains the highest number of housing units of all of the sectors with 25.0% of Carrollton’s total housing stock or 10,519 housing units. Of these units, 85.1% are single-family structures, 14.4% are multi-family, and 0.5% are “other” housing units. The median value of owner-occupied housing units in this sector is 8.1% higher than the citywide average. Approximately 71.4% of the houses in the Northeast Sector were built from 1980 to 2000.

According to the 2000 Census, 10,071 of the total housing units in the Northeast Sector are occupied. Of these occupied housing units, 78.4% are owner-occupied and 21.6% are renter-occupied. The average rental rate for the sector is 1.8% higher than the citywide average. The average household size of owner-occupied units in this sector is 2.9 people per unit and the average household size per rental housing unit is 2.6.

The Northeast Sector contains the highest number of vacant housing units with 27.4% of the total number of “vacancies” in Carrollton. Approximately 45.3% of the Northeast Sector’s vacancies are single-family structures and 54.7% are multi-family, while all 52 of the sector’s mobile homes or “other” housing units are occupied.

Of all the community development sectors, the Northeast Sector has the highest number of owner-occupied housing units with 7,897 or 29.7% of the owner-occupied units in the city. Of the Northeast Sector’s owner-occupied housing units, 99.3% are in the single-family category, 0.1% are in the multi-family category, and 0.6% are “other” housing units. The Northeast Sector contains 15.7% of the total occupied rental units in Carrollton. Of the renter-occupied housing units in the Northeast Sector, 57.8% are multi-family in housing type, 42.0% are single-family housing units, and 4 units or 0.2% are “other.”

Of the total housing stock in the city, the Northeast Sector comprises 30.7% of the single-family units, 12.9% of the multi-family housing units, and 4.4% of the housing units in the “other” category.

Northwest Sector

The Northwest Sector consists of 5,032 housing units, which is equal to 11.9% of the total number of housing units in the city. Approximately 75.4% of the Northwest Sector's housing units are single-family structures, 14.8% are multi-family, and 9.8% fall into the "other" housing units category. This sector has the highest average median value per owner-occupied housing unit at \$163,900. The Northwest Sector is the "newest" sector in the city with 94.3% of the homes in the sector having been built since 1980.

According to the 2000 Census, 4,742 of the total housing units in the Northwest Sector are occupied. Of these occupied housing units, 83.2% are owner-occupied and 16.8% are renter-occupied. This sector has the highest average median monthly rent at \$922. The average household size of owner-occupied units in the Northwest Sector is 3.3 people per unit and the average household size per rental housing unit is 1.7.

Of the total number of "vacancies" in Carrollton, the Northwest Sector accounts for 17.8%. Of the vacancies in the Northwest Sector, 27.9% are single-family housing units, 61.7% are multi-family housing units, and 10.3% are mobile homes or "other" housing units.

Approximately 14.8% of the owner-occupied housing units in Carrollton are located in the Northwest Sector. Of these owner-occupied housing units, 89.9% are in the single-family category, 0.1% are in the multi-family category, and 10.0% are in "other" category. The Northwest Sector contains 5.8% of the total occupied rental units in Carrollton. Of the renter-occupied housing units in the Northwest Sector, the majority (70.1%) are multi-family in housing type. Approximately 21.2% of the renter-occupied housing units in the Northwest Sector are single-family housing and 8.8% are "other."

In the citywide distribution of housing types, the Northwest Sector comprises 13.0% of all single-family units, 6.3% of the multi-family units, and 42.3% of the "other" units.

Original Town Sector

The Original Town Community Development Sector consists of 6,790 total housing units, or roughly 16.1% of the city's total housing stock. Of these 6,790 units, the distribution of housing types consists of 66.4% single-family, 32.2% multi-family, 1.4% categorized as "other." The median value of owner-occupied housing units in this sector is 20.1% lower than the citywide average of \$111,941. The Original Town Community Development Sector is the "oldest" sector in the city with 75.6% of the homes in the sector having been built prior to 1980.

According to the 2000 Census, 6,621 of the total housing units in the Original Town Sector are occupied. Of these occupied housing units, 56.5% are owner-occupied and 43.5% are renter-occupied. The average rental rate for the sector is 16.3% lower than the citywide average of \$734 per month. The average household sizes of both owner-occupied and renter-occupied units in this sector are the largest in the city at 3.9 people per owner-occupied unit and 4.1 people per renter-occupied unit.

Of the total number of “vacancies” in Carrollton, the Original Town Sector accounts for 10.3%. Of the vacancies in the Original Town Sector, 59.8% are single-family structures and 40.2% are multi-family, whereas all 97 of the sector’s “other” housing units are occupied.

Owner-occupied housing units in the Original Town Sector account for 14.1% of the owner-occupied housing in Carrollton. Of these owner-occupied units, roughly 96.7% are single-family, only 0.7% are multi-family, and 2.6% are housing units in the “other” category. The Original Town Sector contains 20.8% of the total occupied rental units in Carrollton. Of the renter-occupied housing units in the Original Town Sector, 27.4% are single-family, 72.6% are multi-family, and 0.0% are in the “other” category.

In relation to citywide housing stock, the Original Town Sector includes 15.4% of the city’s single-family housing units, 18.6% of the multi-family units, and 8.3% of the “other” category.

Southeast Sector

The Southeast Sector contains 8,029 housing units, which is equal to 19.1% of the total number of housing units in the city. Approximately 58.8% of the Southeast Sector’s housing units are single-family structures and 41.2% are multi-family. The Southeast Sector does not contain any housing classified as “other.” The median value of owner-occupied housing units in this sector is \$130,875. At the time of the 2000 Census, 65.8% of the houses in the Southeast Sector were built from January 1980 to March 2000.

According to the 2000 Census, 7,759 of the total housing units in the Southeast Sector are occupied. Of these occupied housing units, 54.8% are owner-occupied and 45.2% are renter-occupied. The average cost for renter-occupied housing in this sector is \$865. The average occupancy of owner-occupied housing units in this sector is 2.2 persons per unit. The occupancy of rental units in this sector stands at 2.3 persons per unit.

Vacant housing units in this sector account for 16.5% of the vacancies in Carrollton. Approximately 31.9% of the Southeast Sector’s vacancies are single-family structures and the remaining 68.1% are multi-family housing units.

Approximately 16.0% of the citywide homeownership occurs in this sector. Owner-occupied housing units in the Southeast Sector consist of 95.3% single-family units and 4.7% multi-family. With 3,505 renter-occupied units accounting for 25.3% of the city total, the Southeast Sector has more rental units than any other community development sector. Of the renter-occupied housing units in the Southeast Sector, 16.7% are single-family and 83.3% are multi-family.

In the citywide distribution of housing types, the Southeast Sector comprises 16.2% of all single-family units, 28.1% of the multi-family units, and 0.0% of the “other” units.

West Sector

The West Sector is the least populated of all the sectors in Carrollton. Housing stock in this sector consists of just 605 total housing units, which account for only 1.4% of the city total. The lack of residential development in this sector is due to the fact that the area west of Interstate 35E represents a major commercial and industrial employment center for the City of Carrollton. In

addition, much of this area lies within the Elm Fork of the Trinity River Flood Plain and as such is not developable for residential usage. The West Community Development Sector is the only sector in the city in which the majority of housing units are in the “other” category. The West Sector’s housing is 7.9% single-family structures, 6.9% multi-family, and 85.1% “other” housing units. Partly because the “other” category consists of mobile homes and RV’s, the West Sector has the lowest average median owner-occupied housing value at \$16,600. Approximately 86.1% of the homes in the sector were built from 1980 to 2000.

According to the 2000 Census, 475 of the total housing units in the West Sector are occupied. Of these occupied housing units, 83.4% are owner-occupied and 16.6% are renter-occupied. The average rental rate for the sector is 2.7% lower than the citywide average. The average household size of owner-occupied units in this sector is 1.7 people per unit and the average household size per rental housing unit is 2.3.

Of the total number of “vacancies” in Carrollton, the West Sector accounts for 8.0%. All of the vacancies in the West Sector are in the “other” category.

Approximately 1.5% of the owner-occupied housing units in Carrollton are located in the West Sector. Of these owner-occupied housing units, 92.7% are in the “other” housing unit category. The remaining 7.3% of the owner-occupied housing units in the West Sector are single-family housing units. The West Sector contains 0.6% of the total occupied rental units in Carrollton. Of the renter-occupied housing units in the West Sector, 53.2% are multi-family in housing type, 24.1% are single-family housing units, and 22.8% are “other.”

In relation to the citywide housing stock, the West Sector contains 0.2% of the city’s single-family housing units, 0.4% of the multi-family housing units, and 44.1% of the housing units in the “other” category.

Table 8: Distribution of Housing Types by Sector and City Total, 2000

Community Development Sector	Total # of Housing Units	Single-Family Housing Units	Multi-Family Housing Units	Other Housing Units
		Percent of Sector	Percent of Sector	Percent of Sector
	Percent of Total City	Percent of City's Single-Family Housing Units	Percent of City's Multi-Family Housing Units	Percent of City's Other Housing Units
Central	3,325	2,107	1,218	0
		63.4%	36.6%	0.0%
	7.9%	7.2%	10.4%	0.0%
North Central	7,811	5,057	2,744	10
		64.7%	35.1%	0.1%
	18.5%	17.3%	23.4%	0.9%
Northeast	10,519	8,955	1,512	52
		85.1%	14.4%	0.5%
	25.0%	30.7%	12.9%	4.4%
Northwest	5,032	3,794	743	495
		75.4%	14.8%	9.8%
	11.9%	13.0%	6.3%	42.3%
Original Town	6,790	4,509	2,184	97
		66.4%	32.2%	1.4%
	16.1%	15.4%	18.6%	8.3%
Southeast	8,029	4,723	3,306	0
		58.8%	41.2%	0.0%
	19.1%	16.2%	28.1%	0.0%
West	605	48	42	515
		7.9%	6.9%	85.1%
	1.4%	0.2%	0.4%	44.1%
City Total	All Housing	Single-Family	Multi-Family	Other
Total # of Units	42,111	29,193	11,749	1,169
% of Total City Housing Units	100.0%	69.3%	27.9%	2.8%

Note: "Other Housing Units" include mobile homes, boats, RVs, and vans.

Source: U.S. Census Bureau

Table 9: Occupied Housing Statistics, 2000

Community Development Sector	Occupied Housing Units	Percent of Total City Housing	Percent Owner-Occupied	Average Household Size Owner-Occupied	Average Median Owner-Occupied Housing Value	Percent Renter-Occupied	Average Household Size Renter-Occupied	Average Median Monthly Rent
Central	3,195	7.6%	58.1%	2.8	\$119,550	41.9%	2.6	\$693
North Central	7,615	18.1%	59.5%	3.0	\$124,800	40.5%	2.3	\$748
Northeast	10,071	23.9%	78.4%	2.9	\$120,975	21.6%	2.6	\$747
Northwest	4,742	11.3%	83.2%	3.3	\$163,900	16.8%	1.7	\$922
Original Town	6,621	15.7%	56.5%	3.9	\$89,417	43.5%	4.1	\$614
Southeast	7,759	18.4%	54.8%	2.2	\$130,875	45.2%	2.3	\$865
West	475	1.1%	83.4%	1.7	\$16,600	16.6%	2.3	\$714
Totals	40,478	96.1%	63.2%	2.8	\$111,941	32.9%	2.8	\$734

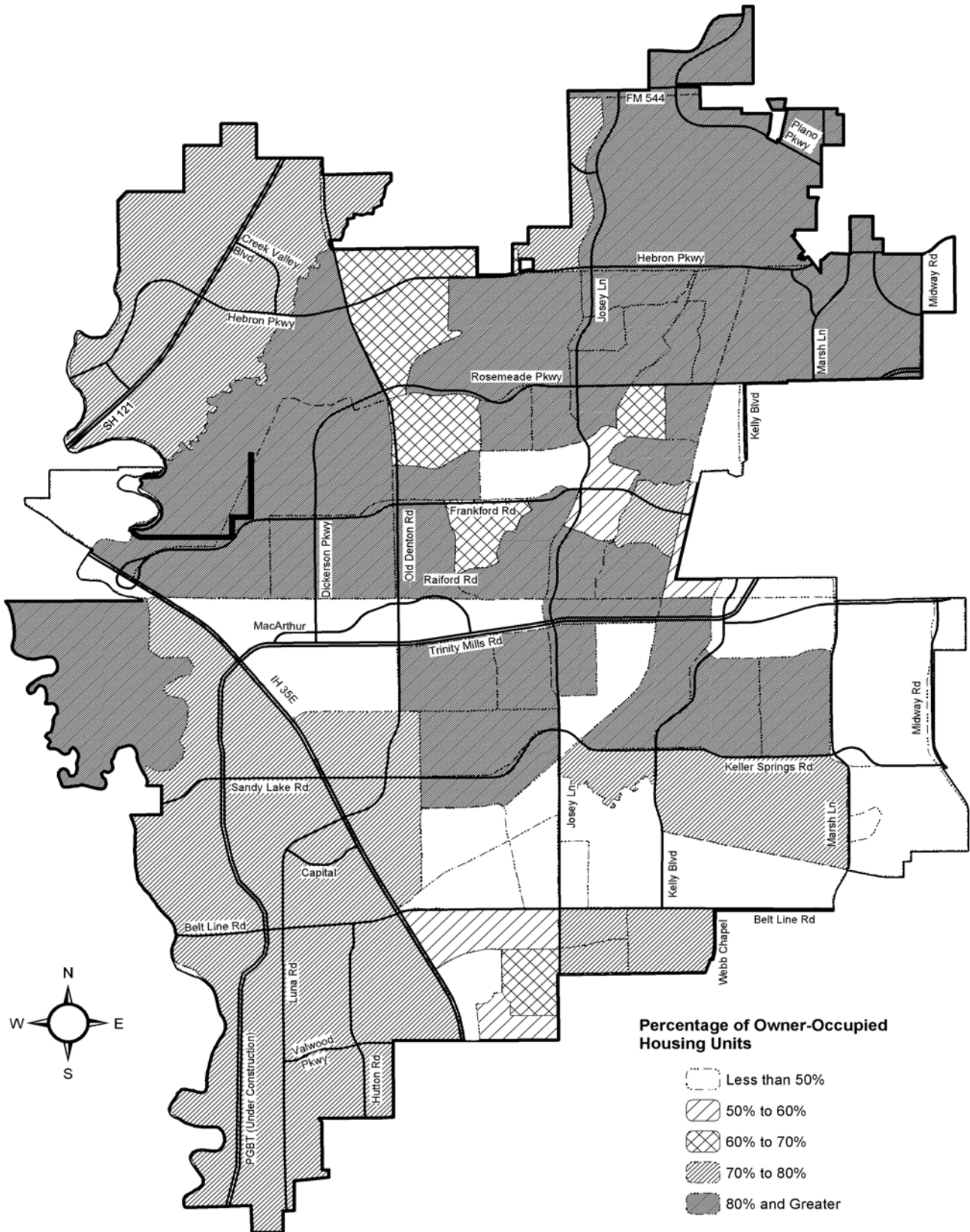
Source: U.S. Census Bureau

Table 10: Housing Units by Sector and Year Built, 2000

Community Development Sector	Total Housing Units	1990 to March 2000	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 and Earlier
Central	3,325	12.8%	32.8%	43.7%	8.5%	1.5%	0.4%	0.3%
North Central	7,811	19.1%	64.1%	14.6%	1.8%	0.1%	0.0%	0.4%
Northeast	10,519	32.7%	38.7%	26.7%	1.5%	0.2%	0.1%	0.1%
Northwest	5,032	71.6%	22.7%	5.0%	0.7%	0.0%	0.0%	0.0%
Original Town	6,790	8.8%	15.6%	24.8%	31.5%	15.2%	2.8%	1.3%
Southeast	8,029	18.9%	46.9%	31.8%	1.6%	0.4%	0.3%	0.0%
West	605	64.0%	22.1%	5.6%	0.0%	5.6%	0.0%	2.6%
Total	42,111	11,455	16,273	9,918	2,879	1,182	247	157

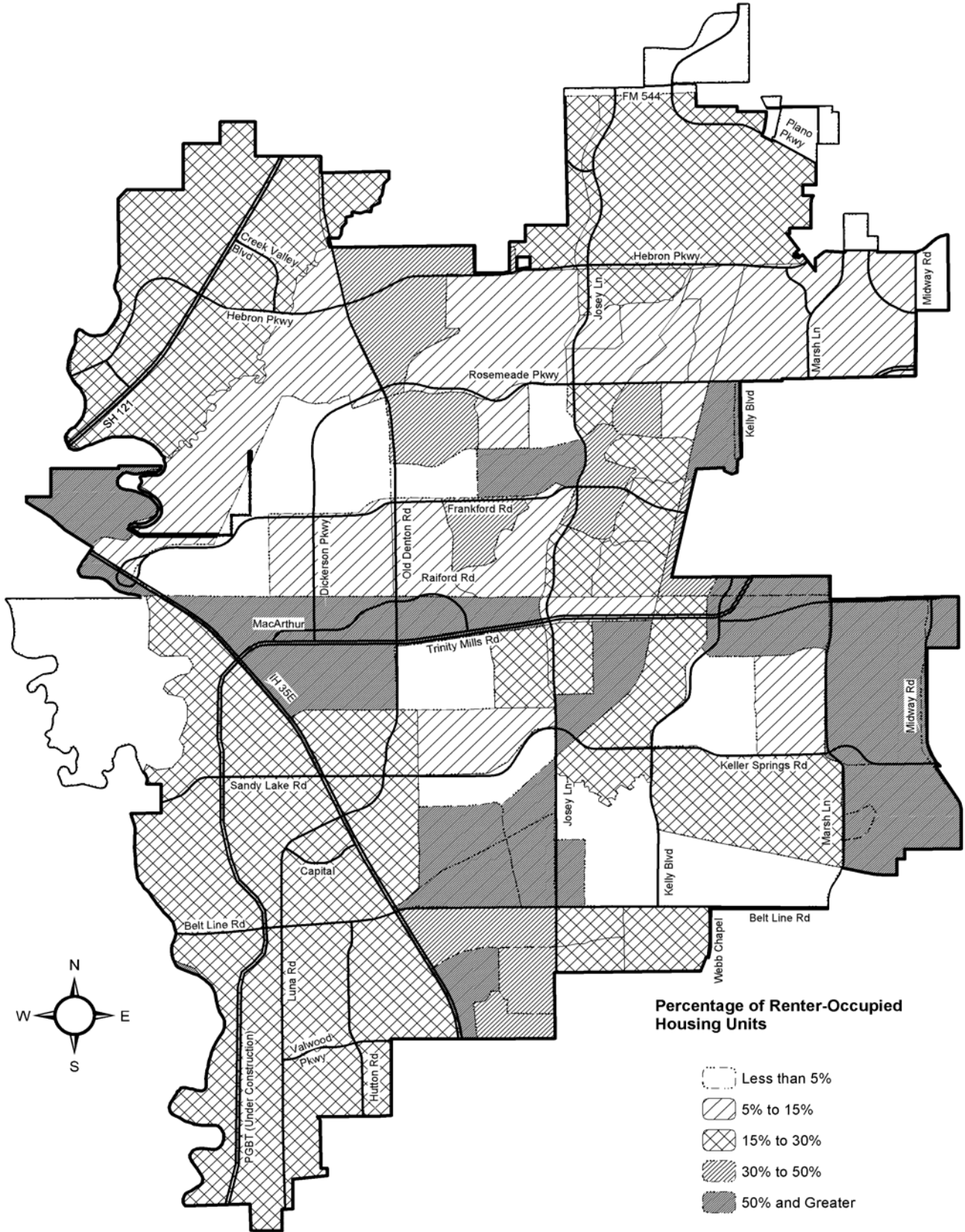
Source: U.S. Census Bureau

Figure 13: Percentage of Owner Occupied Housing Units by Block Group, 2000



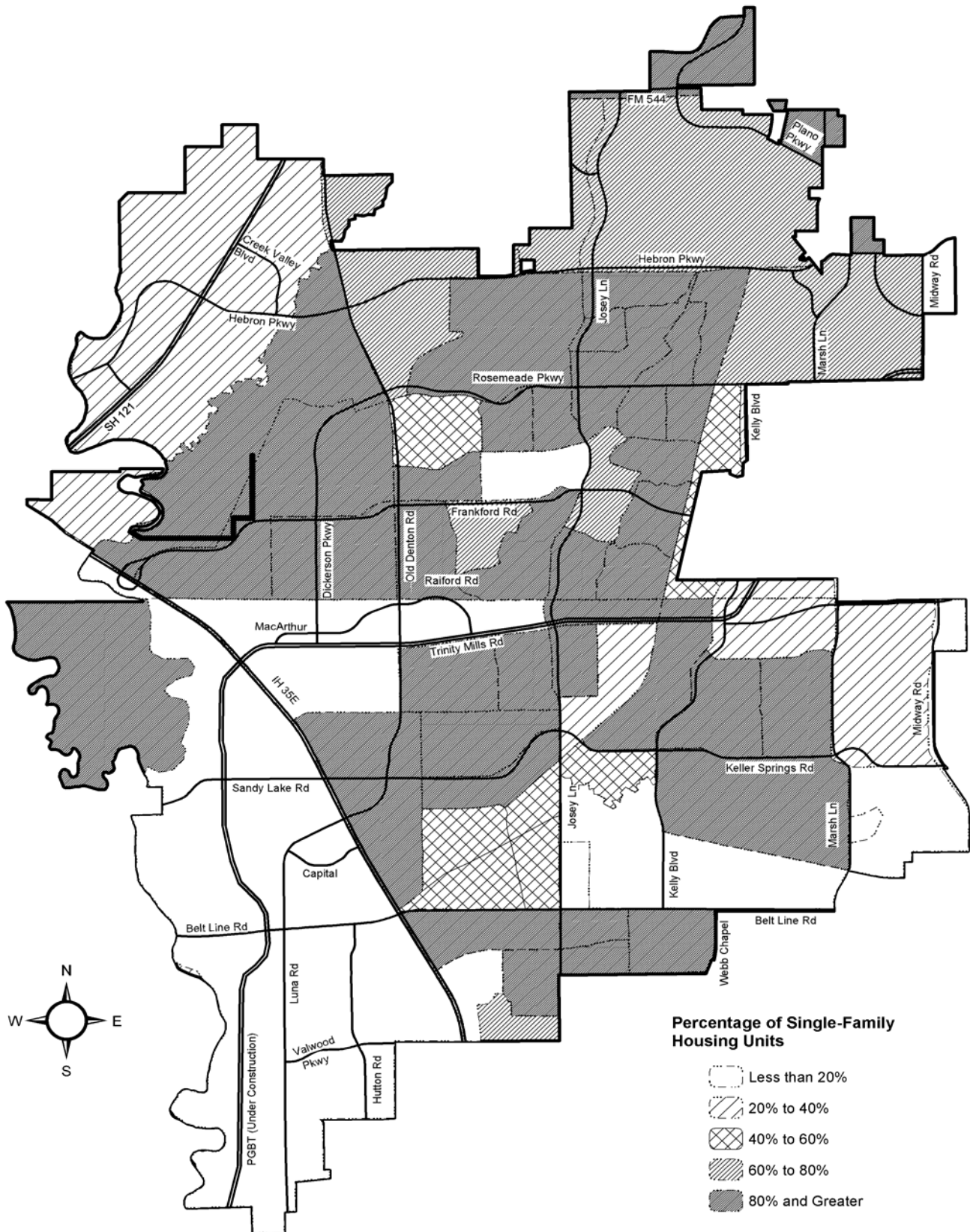
Source: U.S. Census Bureau

Figure 14: Percentage of Renter Occupied Housing Units by Block Group, 2000



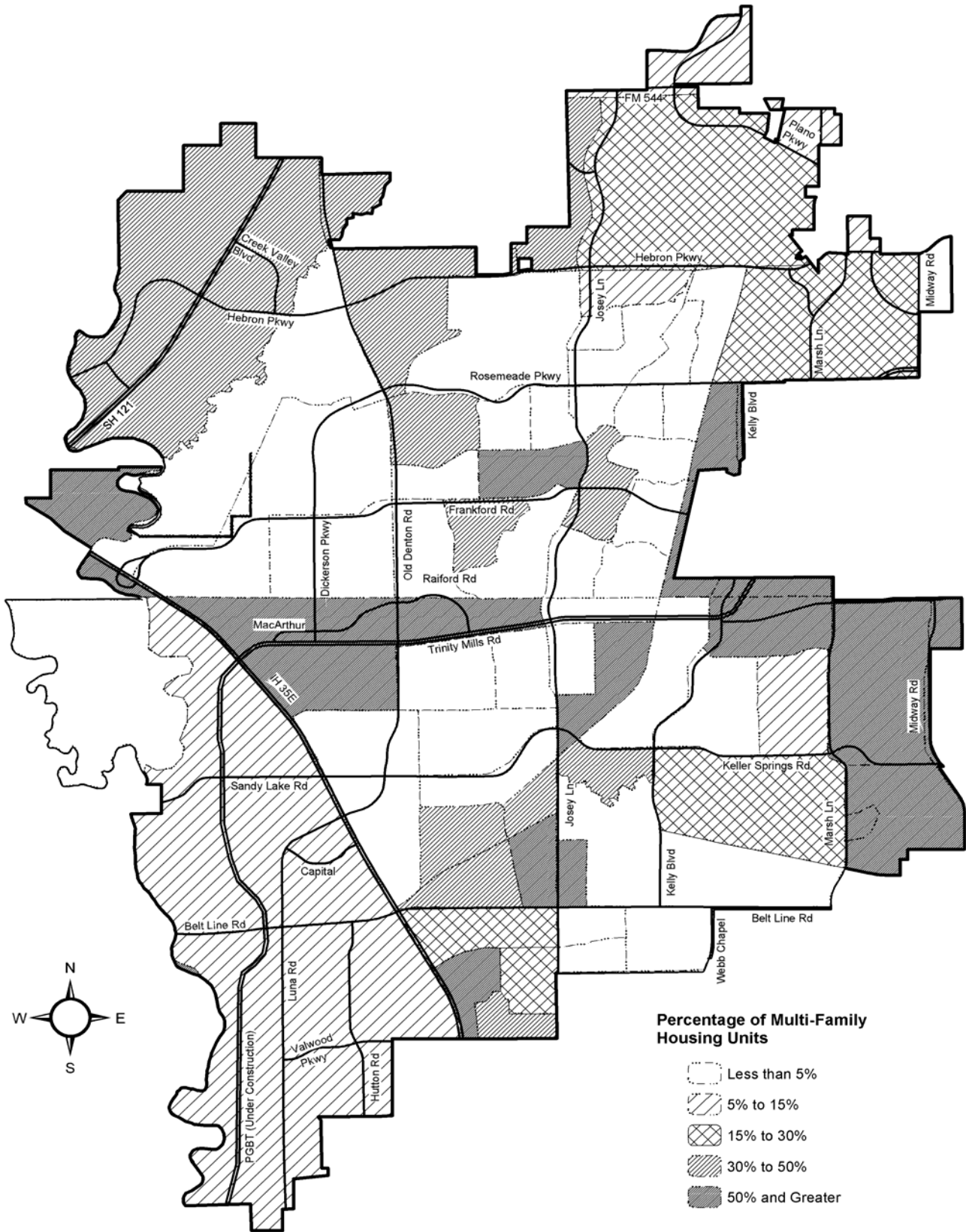
Source: U.S. Census Bureau

Figure 15: Percentage of Single-Family Housing Units by Block Group, 2000



Source: U.S. Census Bureau

Figure 16: Percentage of Multi-Family Housing Units by Block Group, 2000



Source: U.S. Census Bureau

Assisted Housing

Assisted housing generally refers to housing programs that assist low-income households in the payment of their housing costs. The amount of the assistance is determined by the gross income of the qualifying household. The intent of most assisted housing programs is to insure that no more than 30% of the householder's gross income is expended for housing costs. The most common assisted housing programs are the federally-funded Section 8 Housing Voucher and Certificate Programs.

The City of Carrollton does not currently receive or administer funds for assisted housing. However, several surrounding communities do administer assisted housing programs to residents of Carrollton. According to the city's "Analysis of Impediments to Fair Housing Choice," 225 vouchers were issued to residents of Carrollton. These vouchers are administered by the Dallas Housing Authority, the Denton Housing Authority, and the Plano Housing Authority. These vouchers enable low-income residents to not pay more than 30% of their adjusted gross income towards rent.

Public Housing

The City of Carrollton does not own or maintain any public housing. Instead, the focus of the city's Community Development Division is to promote, foster and create opportunities for lower income residents to purchase homes that are affordable and thus minimize the need for this type of housing.

Homebuyer Assistance Program

A major housing goal of the City of Carrollton is to expand opportunities for residents who wish to purchase a home. Toward that end, the City of Carrollton continues to explore opportunities that assist in the facilitation of this process.

In the coming year, the City of Carrollton plans to develop guidelines for a first-time homebuyer assistance program. Enhancing opportunities for homeownership helps to stabilize neighborhoods and fosters a greater sense of community membership and pride throughout the city.

Housing Rehabilitation and Preservation

Single-family Housing

Currently, the City of Carrollton does not administer or fund a housing rehabilitation program. However, in the coming years, the city anticipates developing program guidelines to allow for this type of activity in subsequent programming years. The intent is to review numerous existing housing rehabilitation programs in surrounding communities and then draft guidelines for a program that would be most applicable and effective in Carrollton.

The city will also explore additional resources to make loans available to qualified homeowners who wish to reinvest in their homes. A potential resource is the federally-funded HOME Investment

Partnerships (HOME) Program, which would provide funding for a variety of housing related activities.

Multi-Family Housing

The City of Carrollton proactively seeks to forge partnerships with multi-family property owners who wish to reinvest in their properties. Insuring that every multi-family property is a quality place to live benefits the resident, city and property owner.

On a case-by-case basis, the city may entertain proposals for city involvement in the enhancement of multi-family properties located in Carrollton. However, it is incumbent upon the owner of the property to develop a proposal specifying the type and amount of involvement that the owner would ask the city to consider. The city will continue to work on program guidelines to further implement this type of activity.

Housing Needs

Carrollton is a dynamic city comprised of a diverse population. Consequently, Carrollton residents have diverse needs. Carrollton has grown from a population of 573 in 1920 to 109,576 in 2000. The 2000 Census figures indicate that Carrollton realized a 33.4% percent increase in population from 1990 to 2000, or from 82,169 to 109,576 people. The affordable housing needs of Carrollton citizens have grown with the changes in the population.

Renter-Occupied Households

Based on 2000 Census figures, 5,840 renter households fall into the category of low income (see Table 11). This total is comprised of 555 low-income elderly households; 2,579 low-income households with two to four related members (small related households); 975 low-income large related households; and 1,731 other low-income households.

Table 11 illustrates the housing problems of renter households in Carrollton. Of the 833 elderly renter households, 52.0% report some housing problems. The 170 elderly renter households in the lowest income range report that 68.2% have some housing problems. It is important to note that this population is greatly cost burdened in that 56.4% are paying more than 50% of their gross household income for housing and 68.2% are paying more than 30% of their gross household income for housing.

Of the 6,401 small related (2 to 4 persons) renter households, 33.4% report some housing problems. The 517 households in the lowest income range report that 91.7% have some housing problems. This population is highly cost burdened in that 74.9% are paying more than 50% of their household gross income for housing and 87.1% of this population are paying more than 30% of their gross household income for housing.

Of the 1,628 large related households, 69.5% report some housing problems. The 174 households in the lowest income range report that 97.7% have some housing problems. It is important to note that this population is extremely cost burdened in that 75.3% are paying more than 50% of their

gross household income for housing and 89.7% of this population are paying more than 30% of their gross household income for housing.

Of the 13,448 total renter households, 38.0% report some housing problems. The 1,217 households in the lowest income range report that 85.0% have some housing problems. This population is greatly cost burdened in that 73.0% is paying more than 50% of household gross income for housing and 81.9% of this population is paying more than 30% of household gross income for housing.

Owner-Occupied Households

Based on 2000 Census figures, 3,685 owner households fall into the category of low-income (see Table 12). This total is comprised of 953 low-income elderly households; 1,429 low-income households with two to four related members (small related households); 649 low-income large related households; and 654 other low-income households.

Table 12 illustrates the housing problems of owner-occupied households in Carrollton. Of the 2,986 elderly owner households, 21.2% report some housing problems. The 181 households in the lowest income range report that 69.6% have some housing problems. It is important to note that this population is greatly cost burdened in that 56.4% are paying more than 50% of their gross household income for housing and 69.6% of this population are paying more than 30% of their gross household income for housing.

Of the 15,737 small related (2 to 4 persons) owner-occupied households, 16.3% report some housing problems. The 248 households in the lowest income range report that 96.0% have some housing problems. This population is extremely cost burdened in that 94.3% are paying more than 50% of their gross household income for housing and 95.9% are paying more than 30% of their gross household income for housing.

Of the 3,101 large related households, 36.5% report some housing problems. The 38 households in the lowest income range report that 89.5% have some housing problems. It is important to note that this population is highly cost burdened in that 89.4% are paying more than 50% of their household gross income for housing.

Of the 25,599 total owner-occupied households, 20.4% report some housing problems. The 613 households in the lowest income range report that 80.8% have some housing problems. This population is greatly cost burdened in that 73.9% are paying more than 50% of their household gross income for housing and 80.1% of this population are paying more than 30% of their household gross income for housing.

General Characteristics of Households in Need

Table 13 illustrates households by race/ethnicity and low-income category. There are 2,037 White households with very low-incomes in Carrollton. Hispanics account for the next highest number of households in this income category with 1,218. Black households represent 216 very low-income households and all other racial categories account for 637.

There are 3,020 White households in the other low-income category. Hispanics again constitute the second highest number of Carrollton households in this income category with 1,281. Black households account for 400 other low-income households and there are 636 other low-income households in the city that fall into all other racial categories.

Table 15 and 16 represent the total number of households by low-income classification and housing tenure. The total number of low-income renter households is 5,840 and the total number of low-income owner households is 3,685. The majority of the households in both data sets are concentrated in the other low-income category rather than the very low-income category.

Table 11: Housing Problems of Renter Households, 2000

Household by Type, Income & Housing Problems	Elderly 1 & 2 Member Households	Small Related Households (2 to 4)	Large Related Households (5 or More)	All Other Households	Total Renter Households
Very Low Income (0% to 50% MFI)	326	1,168	462	644	2,600
<u>Household Income 0% to 30% MFI</u>	170	517	174	356	1,217
With any Housing Problems	68.2%	91.7%	97.7%	77.0%	85.0%
Cost Burden less than or equal to 30% and other Housing Problems	0.0%	4.6%	8.0%	0.0%	3.1%
Cost Burden greater than 30% up to 50% and other Housing Problems	0.0%	8.5%	14.4%	0.0%	5.7%
Cost Burden greater than 50% and other Housing Problems	8.2%	24.2%	63.8%	6.7%	22.5%
<u>Household Income Greater than 30% up to 50% MFI</u>	156	651	288	288	1,383
With any Housing Problems	91.0%	93.2%	96.5%	89.9%	93.0%
Cost Burden less than or equal to 30% and other Housing Problems	0.0%	8.9%	41.3%	0.0%	12.8%
Cost Burden greater than 30% up to 50% and other Housing Problems	6.4%	13.5%	37.8%	4.9%	16.0%
Cost Burden greater than 50% and other Housing Problems	9.0%	3.1%	0.0%	0.0%	2.5%
Household Income Greater than 50% up to 80% MFI	229	1,411	513	1,087	3,240
With any Housing Problems	58.1%	48.1%	71.9%	54.6%	54.8%
Cost Burden less than or equal to 30% and other Housing Problems	0.0%	13.2%	57.9%	0.0%	14.9%
Cost Burden greater than 30% up to 50% and other Housing Problems	0.0%	2.7%	1.6%	0.0%	1.4%
Cost Burden greater than 50% and other Housing Problems	10.5%	0.0%	0.0%	0.0%	0.7%
Household Income Greater than 80% MFI	278	3,822	653	2,855	7,608
With any Housing Problems	15.1%	10.0%	48.1%	9.6%	13.3%
Cost Burden less than or equal to 30% and other Housing Problems	3.6%	7.4%	47.5%	3.9%	9.4%
Cost Burden greater than 30% up to 50% and other Housing Problems	1.4%	0.0%	0.0%	0.0%	0.1%
Cost Burden greater than 50% and other Housing Problems	3.6%	0.0%	0.0%	0.0%	0.1%
Total Households	833	6,401	1,628	4,586	13,448
% with any Housing Problems	52.0%	33.4%	69.5%	30.5%	38.0%

Definitions

MFI - Median Family Income level

Any Housing Problem - Cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities

Other Housing Problem - Overcrowding and/or without complete kitchen or plumbing facilities

Source: CHAS Data Book, U.S. Department of Housing and Urban Development

Table 12: Housing Problems of Owner Households, 2000

Household by Type, Income & Housing Problems	Elderly 1 & 2 Member Households	Small Related Households (2 to 4)	Large Related Households (5 or More)	All Other Households	Total Owner Households
Very Low Income (0% to 50% MFI)	417	612	257	302	1,588
Household Income 0% to 30% MFI	181	248	38	146	613
With any Housing Problems	69.6%	96.0%	89.5%	66.4%	80.8%
Cost Burden less than or equal to 30% and other Housing Problems	0.0%	0.0%	0.0%	2.7%	0.7%
Cost Burden greater than 30% up to 50% and other Housing Problems	5.5%	0.0%	0.0%	0.0%	1.6%
Cost Burden greater than 50% and other Housing Problems	8.3%	4.0%	78.9%	0.0%	9.0%
Household Income Greater than 30% up to 50% MFI	236	364	219	156	975
With any Housing Problems	39.4%	78.0%	86.3%	88.5%	72.2%
Cost Burden less than or equal to 30% and other Housing Problems	0.0%	0.0%	13.7%	0.0%	3.1%
Cost Burden greater than 30% up to 50% and other Housing Problems	0.0%	1.1%	16.0%	0.0%	4.0%
Cost Burden greater than 50% and other Housing Problems	0.0%	2.7%	9.1%	0.0%	3.1%
Household Income Greater than 50% up to 80% MFI	536	817	392	352	2,097
With any Housing Problems	44.4%	79.6%	71.2%	69.9%	67.4%
Cost Burden less than or equal to 30% and other Housing Problems	0.0%	1.7%	20.2%	0.0%	4.4%
Cost Burden greater than 30% up to 50% and other Housing Problems	0.0%	6.6%	2.0%	1.1%	3.1%
Cost Burden greater than 50% and other Housing Problems	0.0%	1.2%	1.0%	0.0%	0.7%
Household Income Greater than 80% MFI	2,033	14,308	2,452	3,121	21,914
With any Housing Problems	8.7%	9.7%	25.7%	13.4%	11.9%
Cost Burden less than or equal to 30% and other Housing Problems	0.0%	1.5%	17.4%	0.0%	2.9%
Cost Burden greater than 30% up to 50% and other Housing Problems	0.0%	0.1%	0.0%	0.0%	0.0%
Cost Burden greater than 50% and other Housing Problems	0.0%	0.0%	0.4%	0.0%	0.0%
Total Households	2,986	15,737	3,101	3,775	25,599
% with any Housing Problems	21.2%	16.3%	36.5%	23.8%	20.4%

Definitions

MFI - Median Family Income level

Any Housing Problem - Cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities

Other Housing Problem - Overcrowding and/or without complete kitchen or plumbing facilities

Source: CHAS Data Book, U.S. Department of Housing and Urban Development

		White	Black	Hispanic	Other*
Very Low Income (0% to 50% of Median Income)		2,037	296	1,218	637
	Less than or equal to 30% of MFI	942	156	424	308
	Greater than 30% up to 50% of MFI	1,095	140	794	329
Other Low Income (51% to 80% of Median Income)		3,020	400	1,281	636
<p><u>Definitions</u> Other - "American Indian and Alaska Native alone", "Asian alone", "Native Hawaiian and Other Pacific Islander alone", "some other race alone", or of more than one race Source: CHAS Data Book, U.S. Department of Housing and Urban Development</p>					

Classification	Qualification
Very Low Income	= 0% to 50% of Median Income
Other Low Income	= 51% to 80% of Median Income
Total Low Income	= Very Low Income + Other Low Income
Moderate Income	= 81% to 95% of Median Income
Middle Income	= 96% to 120% of Median Income
Source: U.S. Department of Housing and Urban Development	

Table 15: Total Number of Renter Households by Income Classification, 2000	
Income	Number of Households
Very Low Income (0 – 30% MFI)	1,217
Very Low Income (31 – 50% MFI)	1,383
Low Income (51 – 80% MFI)	3,240
Total	5,840
Source: U.S. Department of Housing and Urban Development	

Table 16: Total Number of Owner Households by Income Classification, 2000	
Income	Number of Households
Very Low Income (0 – 30% MFI)	613
Very Low Income (31 – 50% MFI)	975
Low Income (51 – 80% MFI)	2,097
Total	3,685
Source: U.S. Department of Housing and Urban Development	

Table 17: Number of Total Persons per Household, 2000		
Person(s)	Number of Units	Percent (%)
1	8,270	20.4%
2	12,880	31.8%
3	7,441	18.4%
4	7,015	17.3%
5	3,176	7.8%
6 or More	1,696	4.2%
Total	30,462	100.0%
Source: U.S. Census Bureau		

Lead-Based Paint

Lead-based paint has been recognized as a major environmental hazard facing children. Lead is the leading cause of non-congenital mental retardation. Elevated blood lead levels in young children can lead to a range of problems from relatively subtle developmental disabilities to severe impairment or even death. Common effects include impaired cognition and functioning, slowed learning abilities and behavioral disorders. Often these manifestations are subtle during early childhood but become more pronounced as children progress through school. Based on reports received by the Texas Department of Health's Childhood Lead Poisoning Prevention Program, 486 children, ages 0-14, residing in the City of Carrollton received blood lead testing from 2001 to 2002. Of these 486 Carrollton children, seven, or 1.4%, tested positive for elevated blood lead levels.

The use of lead-based paint was banned from residential usage in 1978. However, a majority of the structures constructed prior to the ban are at risk of containing lead-based paint. Lead poisoning is most likely to occur in old, poorly maintained dwellings with deteriorated paint. Table 18 illustrates the number of housing units by year built and may indicate the potential for lead-based paint hazards in Carrollton housing.

Construction Time Period	Number of Units
1939 or Earlier	157
1940 to 1949	247
1950 to 1959	1,182
1960 to 1969	2,879
1970 to 1979	9,918
1980 to 1989	16,273
1990 to March 2000	11,455
Total	42,111

Source: U.S. Census Bureau

Based on a formula provided by HUD, approximately 9,219 of the 14,383 units constructed before 1980 are at risk of having lead-based paint hazards present. The 2000 Census indicates that the city has 514 rental units built before 1980 occupied by households with incomes below poverty level. Additionally, the 2000 Census indicates that there are 303 units built before 1980 in Carrollton owned and occupied by households with incomes below poverty level. Because elevated blood lead levels are more commonly found among children living in poverty, the children in these 817 households are considered to be at highest risk. However, there are no significant differences in the incidence of lead-based paint by the income of the household, the value of the

home, or the rent. Similarly, there is no significant difference between single-family and multi-family housing units.

Table 19 illustrates the formula for estimating the number of units at risk of having lead-based paint hazards. The city will provide information to all program applicants regarding the hazards of lead-based paint during the coming years and will initiate efforts to identify potential resources for abatement of lead-based paint from the housing stock in Carrollton.

Table 19: Estimation of Number of Housing Units at Risk for Lead-Based Paint Hazards			
Year Housing Unit Built	Number of Housing Units	Estimated Percentage at Risk	Estimated Number of Housing Units at Risk
1939 and Earlier	157	90%	141
1940 to 1959	1,429	80%	1,143
1960 to 1979	12,797	62%	7,934
Total Older Housing:	14,383	Total Estimated Housing Units at Risk:	9,219
Note: Estimated Percentage at Risk is taken from HUD "Technical Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" Source: U.S. Census Bureau			

Housing: Future Direction and Vision

In the area of general housing needs, five-year projections estimate that the population of very low and low-income households will continue to steadily increase. These segments of the population are expected to increase by an additional 10 percent by the year 2010. The implication of this housing needs projection is that in order to continue to respond effectively to the needs of the lower income segments of Carrollton's population, housing and supportive services will require an integrated planning approach. This Consolidated Plan will hopefully serve as such a guide for community development in Carrollton.

The city, as an entitlement grantee of federal funds, will continue to work toward meeting the housing needs of all of the citizens of Carrollton, especially those of low to moderate income. Efforts will continue to build partnerships among all segments of the community and seek to secure additional funding sources for the implementation of this Plan.

Funding Needs

Implementation of the programs outlined in the housing needs section of this document is estimated to cost approximately \$5.75 million over a five-year period. The estimated five-year cost, by priority, is as follows:

Priority	Goal	Cost
Priority 1	Increase opportunities for first-time homebuyers.	\$400,000
	Create opportunities for elderly and disabled homeowners to make home repairs that represent a risk to their health and/or safety.	\$650,000
Priority 2	Preserve and enhance the existing housing stock.	\$1,200,000
Priority 3	Promote the construction of affordable housing throughout the city.	\$2,500,000
	Promote a diverse housing stock that is affordable for all income segments of the population.	\$1,000,000
Source: Carrollton Community Development Division		

The City of Carrollton will continue to apply for entitlement programs such as the Community Development Block Grant (CDBG) Program, which are allocated by the federal government by formula to qualified cities. Another federally funded formula grant program, the HOME Investment Partnership (HOME) Program will be explored to further the city’s goals in housing reinvestment. Additional applications may be submitted, as available, in an effort to increase other identified resources. The city will also consider seeking funds under initiatives such as the Lead-Based Paint Hazard Abatement Program and other appropriated programs as they become available.

Technical assistance efforts will be enhanced to assist for-profit and not-for-profit organizations in seeking federal and state funds that are allocated for housing and housing-related services. Greater participation by the private sector will be sought for financial resources to address the ever-growing need for affordable housing. The information presented in the following table is a sampling of potential resources available to the City of Carrollton:

Table 21: Potential Housing Resources	
Funding Resource/Program	Potential Activities
Texas Department of Housing and Community Affairs	<ul style="list-style-type: none"> • Housing Rehabilitation • Tenant-Based Rental Assistance
Community Development Block Grant (CDBG)	<ul style="list-style-type: none"> • Housing Rehabilitation • Code Enforcement • Homeless Prevention • Infrastructure • Neighborhood Revitalization • Economic Development • Clearance and Demolition
Section 202	<ul style="list-style-type: none"> • Housing for the Elderly
HOME Investment Partnership	<ul style="list-style-type: none"> • Housing Rehabilitation • First-Time Homebuyer Assistance
Not-For-Profit Organizations	<ul style="list-style-type: none"> • Homeless Prevention • Tenant-Based Rental Assistance • First-Time Homebuyer Assistance • Rental and Utility Payment Assistance • Housing and Services for Special Needs Populations • Counseling
For-Profit Organizations	<ul style="list-style-type: none"> • First-Time Homebuyer Assistance • Rental Rehabilitation
Source: Carrollton Community Development Division	

Public Resources

Paying for the implementation of the housing strategies identified in this Plan will require funding from a variety of sources. It is anticipated that a major portion of the funding will be derived from the public sector. To fund these programs, the City of Carrollton will rely heavily on the Community Development Block Grant (CDBG). Over the next five years, the city anticipates receiving approximately \$5 million in community development funding from this source.

The HOME Investment Partnership Grant, depending on the amount of the congressional appropriation, may also be a significant potential funding resource. For example, with a \$2.5 billion national appropriation, Carrollton could seek an annual grant in the amount of \$250,000 from the State of Texas. Therefore, over five years, the HOME Program could provide over \$1 million in funding for housing rehabilitation and first-time homebuyer programs.

Private Resources

In the area of private resources, the city is committed to assisting non-profit organizations in maximizing and diversifying resources. One possible resource is the federal Home Loan Bank of Dallas' Affordable Home Program. It is conceivable that over a five-year period, as much as \$100,000 could be secured for the purpose of assisting low-income citizens to retain their homes. This same entity is a possible funding resource to assist first-time homebuyers in collaborative endeavors between the city and not-for-profit organizations.

Through technical assistance provided to local non-profit organizations, particularly to those organizations involved in the provision of services to the elderly and other special needs populations, it is anticipated that new financial resources can be secured. Although securing additional financial resources for local non-profit organizations promises to be a difficult task, it is reasonable to assume that through combined efforts an additional \$225,000 can be secured to assist Carrollton citizens over the next five years.

The local private sector can also be identified as a significant resource for community development assistance. Over the next two years, Community Development staff will be actively designing and implementing a program to help maintain the homes of elderly and/or disabled homeowners through direct community action involvement. Through the use of volunteer labor and donated materials, homes owned by members of these special needs populations could be painted, made weather-tight and brought up to a healthier, safer and more secure condition.

Organizational Structure

Implementing the Carrollton Consolidated Plan will require the participation and efforts of many organizations. The organizations that participate in the successful implementation can be identified under five broad categories: public agencies, businesses, not-for-profit organizations, churches and schools.

Leadership responsibility for the success of this program rests with the City of Carrollton and more specifically with the Community Development Division. Community Development staff will assist in coordinating the efforts of the entities involved, make periodic progress reports to federal, state and local governmental bodies, provide technical assistance to local not-for-profit organizations, and encourage involvement from the business community.

Other public agencies expected to be actively involved in the implementation of the strategy include the Agency on Aging of Dallas County, Texas Department of Human Services, Dallas County Health Department, Denton County Health Department, Texas Department of Housing and Community Affairs, Texas Workforce Commission, Metro Dallas Homeless Alliance, Dallas Area Rapid Transit (DART), Texas Department of Transportation, etc. The participation and support of these entities are crucial if this strategy is to be realized in Carrollton.

It is anticipated that a large and diverse group of businesses will also be involved in this effort. The successful implementation of the plan will require the active participation of lenders, developers, contractors, suppliers and other private sector entities. The homebuyers program and volunteer-based People Helping People Program are attractive to local businesses and corporations.

Involvement of local not-for-profit organizations is also crucial to the success of this enterprise. The efforts of the following not-for-profit organizations are integral to realizing the ambitious goals outlined in this strategy: Salvation Army; Metrocrest Social Services; Senior Adult Services; Northwest Family Outreach; Community Council of Greater Dallas; Boys and Girls Club; YWCA; etc.

Three of the major sources of volunteer labor and support are the community's churches, civic service clubs and schools. Not only will these organizations provide much needed direct assistance to citizens in need, but more importantly they, by the very nature of their normal functions, will significantly increase the level of citizen awareness and involvement in the implementation of the Plan.

Strategy for Capacity Building

A major weakness facing the organizational structure of the community development process, as outlined, is a general lack of overall experience in working together to accomplish such monumental tasks. This weakness is somewhat offset, however, by a history of active involvement by all of the organizations in civic affairs. Carrollton is very fortunate in that, historically, businesses, churches, schools, civic organizations and not-for-profit service providers have all worked together for the betterment of the community. This history of cooperation and achievement should serve as a springboard for future efforts in community development.

A secondary weakness is that there are some gaps that exist in our current social services delivery system. Coordination of the social service system is not as strong as it could be. Many of the services are provided to Carrollton citizens by a number of very competent individuals and agencies. However, the problem appears to be in getting the person or family in need to the appropriate agency for assistance, i.e. an efficient referral system. Although the social and housing services agencies in Carrollton are very good at what they do, the whole referral system seems to be somewhat disjointed and fragmented. Additionally, agency efforts toward fundraising appear to be uncoordinated. There is a significant possibility that additional foundation or grant funding could be secured if the various agencies took a more strategic and coordinated approach to their grant writing efforts.

Efforts are currently underway to shore up these weaknesses. For example, the Community Development Division is and will continue to offer technical assistance to local social service agencies. As the agencies begin to reach out and raise the consciousness of the needs in the community, the areas of weakness should also be strengthened as a part of the natural organizational growth process.

Barriers to Affordable Housing

In August 2001, the City of Carrollton released an analysis by Diana Melver & Associates of impediments to fair housing in the city. The analysis concluded that there are "no obvious or insurmountable barriers to fair housing in the city." In general, Carrollton benefits from having private developers participate in the Low Income Housing Tax Credit program to build safe and affordable housing. The city will continue to support projects that take advantage of this program.

However, there are areas in which the city must closely watch to prevent problems from arising. For example, the city has established high standards of quality through development guidelines. While this contributes to safe housing, it can increase construction costs, which may discourage the development of affordable housing.

Carrollton has traditionally been a proponent of growth and of affordable housing. Impact fees are limited to new development citywide and are reasonable in rate; there are no “slow growth” or “no growth” ordinances in effect; and the current Zoning Ordinance allows for residential construction of single-family homes with a minimum dwelling unit area of 1,200 square feet and multi-family units with a minimum floor area of 600 square feet. Under the Ordinance, a minimum of a 5,000 square foot lot is allowed. This allowance is important especially as the city begins to address the challenge of in-fill housing in older neighborhoods throughout the community.

Carrollton’s subdivision regulations provide for standard infrastructure and do not vary from area to area unless specified in a Planned Development (PD) or in more restrictive zoning districts. In these cases, more restrictive development standards may apply with regard to setbacks and masonry requirements.

As long as building code requirements are met, most housing types can be built in Carrollton. The Zoning Ordinance allows for single-family, duplex, triplex, quadraplex, townhouse, mobile home, apartment, extended-stay hotels and boarding house development.

Generally, the ratio of parking spaces per unit in Carrollton is two (2) off-street spaces per unit of housing. The parking ratio applies to both single-family and multi-family units and the standards are applicable citywide.

Currently, the City of Carrollton has limited requirements for historic preservation and does not promote rent controls. As a matter of policy, the city does not initiate housing code enforcement activities that would result in the displacement of homeowners.

Fair Housing Choice

Currently, the City of Carrollton does not have a Fair Housing Ordinance. In response to the recommendations of the city’s “Analysis of Impediments to Fair Housing,” the city will explore the development of an ordinance and other measures to further support fair housing.

The city’s housing reinvestment programs will be available citywide, thus insuring that potential homebuyers have a housing choice. Additionally, all housing programs will be available to income-qualified citizens regardless of age, race, color, sex, religion, handicap status or national origin.

Housing Goals and Priorities

The following list of goals and priorities has been developed in partnership with the community. It is anticipated that as this Consolidated Plan is implemented the goals and priorities will be modified to reflect the challenges encountered. This is a dynamic plan of action to achieve desired community development goals.

- **Increase opportunities for first-time homebuyers. (Priority 1)**
- **Create opportunities for elderly and disabled homeowners to make home repairs that represent a risk to their health and/or safety. (Priority 1)**
- **Preserve and enhance the existing housing stock. (Priority 2)**
- **Promote the construction of affordable housing throughout the city. (Priority 3)**
- **Promote a diverse housing stock that is affordable for all income segments of the population. (Priority 3)**

Residential Anti-Displacement and Relocation Plan

The City of Carrollton Residential Anti-Displacement and Relocation Plan provides for resident relocation due to acquisition, rental rehabilitation, demolition, and/or conversion of properties benefiting from the expenditure of federal funds.

The following plan outlines the procedures for providing relocation assistance to any resident of Carrollton who may be displaced by a HUD funded program. Under the Uniform Relocation Act Regulations as stated in 49 CFR, Part 24, all displacement occurring on or after April 2, 1989 as a result of rehabilitation, demolition, acquisition for private or public undertaking for a HUD-assisted program must adhere to specific regulations.

Voluntary Acquisition

The policy of the City of Carrollton is to concentrate all efforts on voluntary property acquisition. Acquisitions will only be undertaken on properties where owners are willing to sell. Concentration on one specific area will be limited and the threat of Eminent Domain proceedings will not be present. The appraisal under Subpart B will be adhered to along with all relocation requirements. Although the city has the power to initiate Eminent Domain proceedings, the owner will be informed that if negotiations fail to result in an amicable agreement, acquisition of the property will not take place. This notice will be in written form and in no way will it constitute a letter of intent to acquire. Also, this part will apply to permanent easements for sidewalks funded under the Community Development Block Grant (CDBG).

Eligibility

Any lawful occupant that occupies property to be acquired, demolished, converted to another use or rehabilitated will be treated fairly under the law. When displacement occurs as a direct result of the Community Development Block Grant Program, displaced persons will be eligible for assistance under the Uniform Relocation Act at 570.606(a) and 570.606(b) Residential Anti-Displacement Plan for demolition and conversion.

Part 24, Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs

General:

The purpose of this part is to implement the rules of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 et seq.) in accordance with the following objectives:

- a. To ensure that owners of real property are treated fairly and consistently; and
- b. To ensure that persons displaced as a result of a federal or federally-assisted project will not suffer disproportionate injuries as a result of a project designed for public benefit and to ensure that agencies implement these regulations in a manner that is efficient and cost effective.

Definitions:

Agency – Federal, State or local entity (i.e. City of Carrollton) or person that acquires real property or displaces a person or household.

Displaced Person – Any person who moves from real property or moves his or her personal property from real property or any person that occupies property prior to acquisition, but does not meet the length of occupancy requirement of the Uniform Act as a direct result of a written letter of intent to acquire or the initiation of negotiation to acquire real property in whole or part for a project. This includes displacement due to demolition or rehabilitation for a project or the acquisition, rehabilitation or demolition in whole or in part or other real property on which a person conducts a business or farm operation for a project. However, eligibility for such persons under this paragraph applies only for purposes of obtaining relocation under Section 24.205, 24.301, 24.302 and 24.303 of the regulations.

Person – Any individual, family, partnership, corporation or association.

Assurances – Before a Federal agency may approve a grant, contract or agreement with a local agency under which Federal financial assistance will be made for a project which results in property acquisition or displacement that is subject to the Uniform Act, the local agency must provide assurances that it will comply with the Uniform Act and this part, Assurances According to Section 210 of the Uniform Act.

Monitoring and Corrective Action – The Federal agency will monitor compliance with regulations and local agencies shall take whatever corrective actions necessary to comply with all regulations.

Notices – Each notice to occupants or property owners must be delivered by hand or delivered by certified or registered, first-class mail return receipt requested, except the notice at paragraph 24.102(b) Acquisition Notice.

Federal Agency Waiver of Regulations – The Federal agency funding the project may waive any requirement in this part not required by law. The implementation of this part must be in compliance with other applicable Federal laws and implementing regulations including but not limited to the following:

- a) Section I of the Civil Rights Act of 1866 (42 U.S.C. 1982 et. seq.).
- b) Title VI of the Civil Rights Act of 1964 (42. U.S.C. 2000d et. seq.).
- c) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601 et. seq.), as amended.
- d) The National Environmental Policy Act of 1969 (42 U.S.C. 4321 et. seq.).
- e) Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 790 et. seq.).
- f) The Hood Disaster Protection Act of 1973 (pub. L. 93-234).
- g) The Age Discrimination Act of 1975 (42 U.S.C. 6101 et. seq.).

- h) Equal Opportunity and Housing as amended by Executive Order 12259.
- i) Executive Order 11245 Equal Employment Opportunity.
- j) Executive Order 11625 – Minority Business Enterprise.
- k) Executive Order 11988 Flood Plain Management and 11990, Protection of Wetlands.
- l) Executive Order 12250 – Leadership and Coordinator of Non-Discrimination Laws.
- m) Executive Order 12259 – Leadership and Coordination of Fair Housing in Federal Programs.
- n) Executive Order 12630 – Governmental actions and interference with constitutionally protected property rights.

Record Keeping and Reports – The local agency shall maintain for at least three (3) years its records of acquisition and displacement in sufficient detail to demonstrate compliance with these regulations. These records are confidential unless State law provides otherwise. Reports are required no more than once every three (3) years.

Appeals – Any aggrieved person may file a written appeal with the agency when he or she feels that a determination has failed to properly consider the person’s application for assistance under these regulations and shall not be less than 60 days after the person has received notification from the agency of his or her denial. The aggrieved person has a right to legal representation but solely at his or her own expense. The aggrieved or his representative has the right to copy all pertinent information to his appeal. Promptly after all information is presented, the agency shall make a written determination on the appeal and explain how the determination was made and to inform a person of his rights to a judicial review. This review official shall be the head of the agency or his or her designee and shall not have been directly involved in the appeal.

Acquisition – The agency shall make every reasonable effort to acquire real property expeditiously through negotiation.

Appraisal – The owner or his representative shall have the right to accompany the appraiser during the inspection of the property. Before the Initiation of Negotiation the agency must establish a price it believes to be just compensation. Along with this written offer a statement must be given of the basis for the offer of just compensation. The statement shall include:

- a) A statement on the amount offered.
- b) A description and location of the real property.
- c) An indication of buildings, structures and improvements including removable buildings, equipment and fixtures which are to be considered part of the real property for which

just compensation is made. This statement shall include any tenant-owned improvement.

- d) The agency shall make reasonable efforts contact the owner or his representative to discuss this offer. The owner shall be given an opportunity to consider this offer and to suggest modifications in the proposed terms and conditions of the purchase.
- e) The agency shall not advance the time of condemnation or use any coercive action to induce an agreement on the price to be paid.
- f) Before taking possession, the agency must pay the agreed purchase price to the owner or in the case of condemnation deposit with the courts, any amount not less than the fair market value or the court award.
- g) After acquisition, and if the agency permits an owner or tenant to rent, the rent cannot exceed the fair market rent for such property.

Review of Appraisal – The agency shall have an appraisal review process and at a minimum shall examine, correct or make any necessary revisions to the appraisal. The review appraiser shall certify to recommend the approved value of the property and any remaining property shall be identified.

The owner of real property shall be reimbursed for any reasonable expenses necessarily incurred in transferring title to the agency, such as: recording fees, transfer taxes, documentary stamps, evidence of title, boundary surveys, legal descriptions of real property, and similar expenses incidental in transferring title to the agency. However, the agency is not required to pay cost to perfect the owner's title to the real property. The agency shall pay these costs directly to the owner if feasible. The owner of real property shall be reimbursed for any reasonable attorney, appraisal and/or engineering fees actually incurred because of condemnation if the final judgment of the court is that the agency cannot acquire by condemnation or the agency discontinues its condemnation, or if the court renders a decision in favor of the owner in an inverse condemnation or that effects a settlement of such proceedings.

Donations – An owner, after being fully informed of his rights under the law, may donate such property or any part thereof. The agency is responsible for an appraisal unless the owner releases the agency from such an obligation.

General Relocation Policy

A. These requirements apply to the relocation of any displaced person as defined under the definition of a “displaced person.”

Notices:

As soon as feasible, a displaced person must be informed with a written description of the displacing agency’s relocation program that informs the displaced person:

- 1) That he or she may be displaced for a project and, in general, describe the relocation payments and the eligibility requirements.
- 2) Referrals to replacement properties and an advisory service established by the agency.
- 3) The 90-day required advance written notice to advise a person that he or she cannot be required to move without at least one comparable replacement dwelling being made available.
- 4) Rights to appeal the agency’s determination for assistance.
- 5) Relocation eligibility and the date of the Initiation of Negotiation.

B. Comparable Replacement Dwellings

- 1) No person shall be required to move unless at least one comparable replacement dwelling has been offered. A person must be informed of its location and sufficient time to negotiate and enter into an agreement to purchase or lease the property.
- 2) In case of an emergency and in order to take whatever steps necessary to provide decent, safe and sanitary housing, the City of Carrollton may pay the actual reasonable cost of the out-of-pocket moving expenses and any increased rent and utility costs in connection with a temporary relocation. At least one comparable must be made available as soon as feasible.

C. Relocation Advisory Services & Coordination

- 1) During the early stages of development of a Federal or Federally-assisted program, a project shall be planned in such a manner to minimize problems associated with the displacement of an individual. Referral and advisory services are to be available to assist in carrying out an orderly and timely relocation. Planning may involve a relocation survey or study which may include the following:

- a) Estimated number of households to be displaced and establishment of the rental rates, owner/tenant status, elderly or handicapped persons that may be impacted.
- b) An estimated number of comparable houses located in the area and the price or rental ranges of those properties.
- c) Number of businesses to be displaced and number of employees impacted.
- d) Any special relocation advisory services needed.
- e) The implementation of this part must be in compliance with other applicable Federal laws and implementing regulations as described under the Federal Agency Waiver of Regulations.
- f) Where feasible, housing shall be inspected prior to being made available to assure it meets all applicable housing codes.
- g) Whenever possible minority persons shall be given reasonable opportunities to relocate to an area of non-minority concentration.
- h) All persons, especially the elderly and the handicapped, shall be provided transportation to inspect housing to which they are referred.
- i) Relocation shall be coordinated with other project work and other displacement causing activity so that a duplication of function is minimized.

D. Eviction for Cause

Evictions will conform to State and local law. A person occupying property and not in an unlawful occupancy is presumed to be entitled to relocation payments if the eviction occurs after the Initiation of Negotiation. Under no circumstances will a person be evicted to avoid paying relocation costs.

General Relocation Requirements

- 1) Any claims must be supported by reasonable documentation.
- 2) A displaced person will be provided reasonable assistance to file a claim for payment.
- 3) All claims shall be reviewed expeditiously.
- 4) Advance payments are to be made if a person demonstrates the need.
- 5) All claims are to be filed with an agency within 18 months after:
 - a) Tenant – Date of displacement.

- b) Owner – Date of displacement or date of final payment from acquisition, whichever occurs last. This time period shall be waived by the City of Carrollton for good cause.
- 6) The City of Carrollton will deduct any advance payment made.
- 7) If any part of a relocation payment is denied, the claimant shall be promptly notified and informed on the procedure for filing an appeal (see Appeals).

No payment shall be considered as income for the purpose of the Internal Revenue Code of 1986, or eligibility for the Social Security Act or any other Federal law, except Federal Law Providing Low Income Housing.

E. Payment of Moving and Related Expenses

- 1) All displaced owner occupants or tenants who qualify as a displaced person are entitled to actual moving expenses as the City of Carrollton determines reasonable including:
 - a) Transportation of the person and his or her personal property not farther than 50 miles or if the City of Carrollton determines a distance beyond the 50 miles.
 - b) Packing, crating, unpacking and uncrating of personal property.
 - c) Storage of personal property for not more than 12 months. Insurance for the replacement value of personal property if lost or stolen and other related expenses that the City of Carrollton may consider necessary.

2) Fixed Payments for Residential Moves

Any person displaced from a dwelling is entitled to a fixed payment according to the schedule approved for the State of Texas by the Federal Highway Administration.

3) Actual Moving Expenses, Non-Residential

Any business or farm operation that qualifies as a displaced person is entitled to reasonable moving expenses including:

- a) Transportation of personal property, to include a distance beyond 50 miles if approved by the agency.
- b) Packing, unpacking, crating, uncrating, disconnecting, dismantling, etc. of other personal property if approved by the agency to include substitute equipment.
- c) Storage not to exceed 12 months, if approved, insurance, license, permits or certifications, professional services, loss of tangible personal property and searching expenses not to exceed \$1,000 as the agency determines reasonable.

- d) If the displaced person accepts responsibility of the move, the agency can approve a self-move, based on the lower of two (2) bids or a single bid can be accepted. Any remaining property not moved or sold shall be transferred to the local agency.

4) Re-establishment Expenses

A small business, farm or non-profit organization may be eligible for this payment. This payment cannot exceed \$10,000. These expenses must be reasonable and necessary and can include:

- a) Repairs or changes to the replacement property.
- b) Painting, carpeting, licenses, fees, advertisement not to exceed \$1,500.
- c) Increased operation costs for rental or lease charges over the next 2 years, not to exceed \$5,000.

The amounts mentioned in subparagraphs a, b and c may increase but in no event shall the payment exceed the total statutory amount of \$10,000.

5) Fixed Payment for Non-Residential Moves

A displaced business may accept a fixed moving expense payment not less than \$1,000 nor more than \$20,000 in lieu of the actual moving expense or the re-establishment payment. The business is eligible if the agency determines that:

- a) The business owns or rents personal property which must be moved in connection with the displacement, cannot be relocated without a loss of existing patronage, and/or not part of a commercial enterprise having three or more entities engaged in the same business and under the same ownership.
- b) Contributes materially to the owner's income and is not operated solely for the renting of such a dwelling to others.
- c) The same persons own or control the business.

6) Utility Relocation

The City of Carrollton can, at its own discretion, make a relocation payment to a utility facility. This payment can be for all or part of the expenses included if the following criteria are met:

- a) If the utility occupies State or local government property and has an easement.
- b) The utility's occupancy is according to State or local law.

- c) Relocation is incidental to the primary purpose of the project.
 - d) State or local government reimbursement for utility moving costs is in accordance with State law.
- 7) Replacement Housing Payments for 180-Day Homeowner Occupants:
- a) Owned and occupied for not less than 180 days before initiation of negotiation.
 - b) Purchases and occupies a decent, safe and sanitary dwelling within one year or longer may be approved.
 - c) The maximum amount of this payment is \$22,500. The actual payment is limited to the amount necessary for a person to move and occupy a decent, safe and sanitary comparable unit (see also Last Resort Housing).
 - d) All costs incidental to the purchase of a decent, safe and sanitary comparable unit.
 - e) The price differential is the amount added to the acquisition to provide a total equal to the lesser of the reasonable cost of a comparable house or the cost of the actual unit selected and occupied by the displacee.
 - f) A 180-day homeowner is entitled to a payment of rent if he or she so chooses; the total payment cannot exceed \$5,250 (see Rental Assistance for 90-Day Occupants).
- 8) Replacement Housing Payments for 90-Day Occupants:
- a) A tenant or owner occupant displaced from a dwelling is entitled to a payment not to exceed \$5,250 or reasonable down payment assistance, if such person has:
 - i) Actually and lawfully occupied the unit 90 days prior to the Initiation of Negotiation and has rented or purchased a decent, safe and sanitary replacement dwelling within one year, unless the agency extends this period.
 - ii) An eligible displaced person whose rent is entitled to receive this payment not to exceed the \$5,250 maximum (see also Last Resort Housing Payment) such payment shall be 42 times the amount obtained by subtracting the base monthly rental or the displacement dwelling from the lesser of:
 - a) The monthly rent and the estimated average monthly utility cost from a comparable dwelling or the monthly rent and utility cost for the dwelling actually rented and occupied or 30% of a person's average gross household income.
 - b) A homeowner who initially rents and receives the maximum under the rental assistance and later decides to purchase a replacement dwelling for a homeowner, the full amount of the rental assistance

must be deducted from the replacement housing payment for homeowners.

9) Replacement Housing of Last Resort

- a) Whenever a project or program cannot proceed on a timely basis because comparable replacement dwellings are not available within the monetary limits for owners or tenants, the agency shall provide assistance under this part. Any last resort housing must be on a case by case basis and must be for a good cause. The housing of last resort must be cost effective. No person shall be deprived of any rights under the Uniform Act of this section. The City of Carrollton has broad latitude in implementing this part, but implementation shall be for reasonable cost on a case by case analysis and is justified for a project.
- b) This method of providing housing of last resort may include, but is not limited to:
 - i) A rental assistance payment may be paid in a lump sum or through installments.
 - ii) The rehabilitation of or an addition to a replacement dwelling.
 - iii) Construction of a new replacement dwelling.
 - iv) Direct loans that may include interest or be interest free.
 - v) The relocation and rehabilitation of a dwelling unit.
 - vi) The purchase of land and sell or exchange with a person. The purchase of a displacement dwelling sale, lease to or exchange with a displaced person.
 - vii) Removal of barriers for the handicapped.
 - viii) A change in the status of a person from a tenant to a homeowner when it is less expensive.
 - ix) Upgrading small units to decent, safe and sanitary status.
 - x) The agency shall provide assistance under this part to a displaced person who is not eligible to receive assistance for homeowners or tenants because of failure to meet the length of an occupancy requirement, when comparable housing is not available and/or when rental housing is not within a person's financial means of 30% of his or her gross household income, such assistance shall cover a 42-month period.

§ 570.606: Relocation, Displacement and Acquisition

1) Uniform Relocation Act

- a) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4601) and HUD implementing regulations at 24 CFR Part 42 apply to the acquisition of real property by a State agency for an activity assisted under this part and to the displacement of any family, individual, business, not-for-profit organization or farm that results from such acquisition. The grantee's certification of compliance with the URA is required in the grant agreement.
- b) An acquisition and resulting displacement by an agency is "for an assisted activity" if it occurs on or after the date of the initial submission of a final statement under 24 CFR 570.302 (Entitlement Grants); the initial submission of an application to HUD by a unit of general local government under § 570.426, 570.430 or 570.435(d) that is granted for the requested activity (HUD administered Small Cities Program); or the submission of an application to HUD by a city or urban county under § 570.458 that is granted for the requested activity (UDAG). However, an acquisition or displacement that occurs on or after the described date is not subject to the URA if the grantee determines that the acquisition or displacement was not carried out for an assisted activity, and the HUD Field Office concurs in that determination. An acquisition or displacement that occurs before the described date is subject to the URA, if the grantee or the HUD Field Office determines that the acquisition or displacement was carried out for the assisted activity. The grantee may, at any time, request a HUD determination whether an acquisition or displacement will be considered to be for an assisted activity and thus subject to these regulations. To be eligible for relocation assistance, however, a person must also meet the eligibility criteria in 49 CFR Part 24.

2) Residential Anti-Displacement and Relocation Assistance Plan

- a) Under Section 104(d) of the Housing and Community Development Act of 1974, as amended, each grantee must adopt, make public and certify that it is following a residential anti-displacement and relocation assistance plan providing for one-for-one replacement units, and relocation assistance. The plan must also indicate the steps that will be taken consistent with other goals and objectives of this part to minimize the displacement of persons from their homes as a result of any activities assisted under this part.
- b) One-for-One Replacement Units
 - i) All occupied and vacant, occupiable low-moderate income dwelling units that are demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of any activity assisted under this part must be replaced by governmental agencies or private developers with low/moderate-income dwelling units. Replacement low-moderate income dwelling units may include public housing, or existing housing receiving Section 8 project-based assistance under the United States Housing Act of 1937. The replacement low/moderate-income dwelling units must be

provided within three years of the commencement of the demolition or rehabilitation related to the conversion, and must meet the following requirements:

- (1) The units must be located within the grantee's jurisdiction
 - (2) The units must be sufficient in number and size to house at least the number of occupants that could have been housed in the units that are demolished or converted. The number of occupants that may be housed in units shall be determined in accordance with local housing occupancy codes.
 - (3) The units must be provided in standard condition. Replacement low/moderate-income dwelling units may include units that have been raised to standard from substandard condition.
 - (4) The units must be designed to remain low/moderate-income dwelling units for at least 10 years from the date of initial occupancy.
- ii) Before obligating or expending funds provided under this part for any activity that will directly result in the demolition of low/moderate-income dwelling units or the conversion of low/moderate-income dwelling units to another use, the grantee must make public, and submit the following information in writing to HUD:
- (1) A description of the proposed assisted activity;
 - (2) The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for low/moderate-income dwelling units as a direct result of the assisted activity;
 - (3) A time schedule for the commencement and completion of the demolition or conversion;
 - (4) The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
 - (5) The source of funding and a time schedule for the provision of replacement dwelling units;
 - (6) The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy.
- iii) The requirements section (2) (b) do not apply if the HUD Field Office determines, based upon objective data, that there is an adequate supply of vacant low/moderate-income dwelling units in standard condition available on a nondiscriminatory basis within the grantee's jurisdiction. In making this determination, the HUD Field Office will consider the housing vacancy rate for the jurisdiction, the number of vacant low/moderate-income dwelling units in the jurisdiction (excluding units that will be

demolished or converted), and the number of eligible families on waiting lists for housing assisted under the United States Housing Act of 1937 in the jurisdiction.

- (1) The HUD Field Office may consider the supply of vacant low/moderate-income dwelling units in standard condition available on a nondiscriminatory basis in an area that is larger than the grantee's jurisdiction. Such additional dwelling units shall be considered if the HUD Field Office determines that the units would be suitable to serve the needs of the low and moderate-income households that could be served by the low/moderate-income dwelling units that are to be demolished or converted to another use. The HUD Field Office must base this determination on geographic and demographic factors, such as location and access to places of employment and to other facilities.
- (2) The grantee must submit a request for a determination under paragraph (b) (iii) (1) of this section directly to the HUD Field Office.

c) Relocation Assistance – Residential Anti-Displacement

- i) Each low- or moderate-income household that is displaced by demolition or by the conversion of a low/moderate income dwelling unit to another use as a direct result of an activity assisted under this part shall be provided with relocation assistance. The low- or moderate-income household may elect to receive relocation assistance described at 24 CFR Part 42 (HUD's regulations implementing the URA), or may elect to receive the following relocation assistance:
 - (1) The relocation assistance described at 49 CFR Part 24, Subpart C (General Relocation Requirements) and Subpart D (Payment for Moving and Related Expenses). Relocation notices must be issued consistent with, and in the manner prescribed under, 49 CFR 24.203. The definition of "comparable replacement dwelling" used in 24 CFR Part 42 is modified as described in paragraph (d) (i) of this section. Displaced households provided with replacement housing assistance under paragraph (3) (a) (i) of this section, in the form of a certificate or housing voucher under Section 8 of the United States Housing Act of 1937, must be provided referrals to comparable replacement dwelling units whose owners are willing to participate in the housing voucher or certificate program. The grantee shall advise tenants of their rights under the Federal Fair Housing Law (Title VIII) and of replacement housing opportunities in such a manner that, whenever feasible, they will have a choice between relocation within their neighborhoods consistent with the grantee's responsibility to affirmatively further fair housing;
 - (2) The reasonable and necessary cost of any security deposit required to rent the replacement dwelling unit, and credit checks required to rent or purchase the replacement dwelling unit; and
 - (3) Replacement housing assistance. Households are eligible to receive one of the following forms of replacement housing assistance:

- a) Each household must be offered compensation designed to ensure that, for a five-year period, the displaced household will not bear, after relocation, a ratio of shelter costs to income that exceeds 30 percent. Such compensation shall be either:
 - i) A certificate or housing voucher for rental assistance provided through the local Public Housing Agency under Section 8 of the United States Housing Act of 1937; or
 - ii) Cash rental assistance equal to 60 times the amount that is obtained by subtracting 30 percent of the displaced household's monthly gross income (with such adjustments as the grantee may deem appropriate) from the lesser of: the monthly cost of rent and utilities at a comparable replacement dwelling unit or the monthly cost of rent and utilities at the decent, safe and sanitary replacement dwelling to which the household relocates. The grantee may provide the cash payment in either a lump sum or in installments. The grantee may at its discretion offer the household a choice between the certificate/housing voucher or cash rental assistance.
 - b) If the household purchases an interest in a housing cooperative or mutual housing association and occupies a decent, safe and sanitary unit in the cooperative or association, the household may elect to receive a lump sum payment. This lump sum payment shall be equal to the capitalized value of 60 monthly installments of the amount that is obtained by subtracting 30 percent of the displaced household's monthly gross income (with such adjustments as the grantee may deem appropriate) from the monthly cost of rent and utilities at a comparable replacement dwelling unit. To compute the capitalized value the installments shall be paid on passbook savings deposits by a federally-insured bank or savings and loan institution conducting business within the grantee's jurisdiction. To the extent necessary to minimize hardship to the household, the grantee shall, subject to appropriate safeguards, issue a payment in advance of the purchase of the interest in the housing cooperative or mutual housing association.
- ii) Eligibility for Relocation Assistance
- (1) A low- or moderate-income household that is required to move as a direct result of demolition or conversion of a low/moderate income dwelling unit to another use, is eligible for relocation assistance under paragraph (2) (c) of this section if:
 - a) The household is required to move from the dwelling unit on or after the date that the owner submits a request to the grantee for financial assistance that is later approved for the requested activity. This applies to dwelling units owned by a person other than a Federal or State agency, as defined under the URA.

- b) The household is required to move from the dwelling unit on or after the date of the initial submission of a final statement under 24 CFR 570.302 (Entitlement Grants); the initial submission of an application to HUD by a unit of general local government under 24 CFR 570 Subpart F that is granted for the requested activity (HUD-administered Small Cities Program); or the submission of an application to HUD by a city or urban county under § 570.458 that is granted for the requested activity (UDAG). This applies to dwelling units owned by a Federal or State agency as defined under URA).
- (2) If the displacement occurs on or after the appropriate date described in paragraph (2) (c) (ii) (a) of this section, the low- or moderate-income household is not eligible for relocation assistance if:
 - a) The household is evicted for cause;
 - b) The household moved on or after the date described in paragraph (2) (c) (ii) (a) of this section, after receiving written notice of the expected displacement; or
 - c) The grantee determines that the displacement was not a direct result of the assisted activity, and the HUD office concurs in that determination.
 - (3) If the displacement occurs before the appropriate date described in paragraph (2) (c) (ii) (a) of this section, the low/moderate-income household is eligible for relocation assistance if the grantee or HUD determines that the displacement was a direct result of an activity assisted under this part.

d) Definitions - For the purposes of paragraph (b) of this section:

- i) Comparable replacement dwelling unit” means a dwelling unit that:
 - (1) Meets the criteria of 49 CFR 24.2 (d) (1) through (6) and
 - (2) Is available at a monthly cost for rent plus estimated average monthly utility costs that does not exceed 30 percent of the household’s average gross monthly income (with such adjustments to income as the grantee may deem appropriate) after taking into account any rental assistance the household would receive. Where a certificate or housing voucher is provided to a household under paragraph (2) (c) (3) (a) (i) of this section, the dwelling unit must be available to the household at a monthly utility cost that does not exceed the Fair Market Rent or the payment standard, respectively.
- ii) “Decent, safe and sanitary dwelling” means a decent, safe and sanitary dwelling as defined in 49 CFR 24.2.

- iii) “Low/moderate income dwelling unit” means a dwelling unit with a market rental (including utility costs) that does not exceed the applicable Fair Market Rent for existing housing and moderate rehabilitation established under 24 CFR Part-888.
 - iv) “Occupiable dwelling unit” means a dwelling unit that is in a standard condition, but it is suitable for rehabilitation.
 - v) “Standard condition” and “substandard condition suitable for rehabilitation.” If the grantee has a HUD-approved Housing Assistance Plan, the definitions of “standard condition” and “substandard condition suitable for rehabilitation” established in the plan will apply. If the grantee does not have a HUD-approved Housing Assistance Plan, the grantee must establish and make public its definition of these terms.
- e) **Effective Date:** For all grants except those made under 24 CFR 570 Subpart D (Entitlement Grants), the provisions of this paragraph (b) are applicable to grants made on or after October 1, 1988. For grants made under 24 CFR 570 Subpart D, these provisions will govern all activities for which funds are first obligated by the grantee on or after September 30, 1988, without regard to the source year of the funds used for the activity.
- f) **Section 104(k) relocation requirements.** Section 104(k) of the Housing and Community Development Act of 1974, as amended, requires that reasonable relocation assistance be provided to persons (families, individuals, businesses, nonprofit organizations, or farms) displaced (i.e. moved permanently and involuntarily) as a result of the use of assistance received under this part to acquire or substantially rehabilitate property. If such displacement is subject to paragraph (a) or (b) of this section, above, this paragraph does not apply. The grantee must develop, adopt and provide to persons to be displaced a written notice of the relocation requirements for such assistance under the UDAG program as described at § 570.457(b). Under CDBG programs, persons entitled to assistance under this paragraph must be provided relocation assistance, including at a minimum:
- i) Reasonable moving expenses;
 - ii) Advisory services needed to help in relocating. The grantee shall advise tenants of their rights under the Federal Fair Housing Law (Title VIII) and of replacement housing opportunities in such a manner that, whenever feasible, they will have a choice between relocating within their neighborhoods and other neighborhoods consistent with the grantee’s responsibility to affirmatively further fair housing; and
 - iii) Financial assistance sufficient to enable any person displaced from his or her dwelling to lease and occupy a suitable, decent, safe and sanitary replacement dwelling where the cost of rent and utilities does not exceed 30 percent of the household’s gross income.
- g) **Optional relocation assistance.** Under section 105 (a) (11) of the Housing and Community Development Act of 1974, as amended, the grantee may provide relocation payments and other relocation assistance for individuals, families, businesses, nonprofit organizations and farms displaced by an activity not subject to paragraphs (a), (b) or (c) of

this section. Unless such assistance is provided pursuant to State or local law, the grantee must provide the assistance only upon the basis of a written determination that the assistance is appropriate and must adopt a written policy available to the public that describes the relocation assistance that the grantee has elected to provide and that provides for equal relocation assistance within each class of displacees.

- h) **Appeals.** If a person disagrees with the grantee's determination concerning the person's eligibility for, or the amount of a relocation payment under this section, the person may file a written appeal of that determination with the grantee. The appeal procedures to be followed are described in 24 CFR 24.10. A low/moderate-income household that has been displaced from a dwelling may file a written request for review of the grantee decision, to the HUD Field Office.
- i) **Responsibility of grantee.**
 - i) The grantee is responsible for ensuring compliance with the requirements of this section, notwithstanding any third party's contractual obligation to the grantee to comply with the provisions of this part.
 - ii) The cost of assistance required under this section may be paid from local public funds, funds provided under this part, or funds available from other sources.
 - iii) The grantee must maintain records in sufficient detail to demonstrate compliance with the provisions of this section.
- j) **Displacement.** For the purposes of this section, a "displaced person" is a person who is required to move permanently and involuntarily and includes a residential tenant who moves from the real property if:
 - i) The tenant has not been provided with a reasonable opportunity to lease and occupy a suitable, decent, safe and sanitary dwelling in the same building or in a nearby building on the real property following the completion of the assisted activity at a monthly rent and estimated average cost for utilities that does not exceed the greater of:
 - (1) 30 percent of the tenant household's average monthly gross income; or
 - (2) The tenant's monthly rent and average cost for utilities before:
 - a) The date that the owner submits a request to the grantee for financial assistance that is later approved for the requested activity. (This applies to dwelling units owned by a person other than a Federal or State agency, as defined under the URA); or
 - b) The date of the initial submission of a final statement under § 570.302 (Entitlement Grants); the initial submission of an application to HUD by a unit of general local government under § 570.426, that is granted for the requested activity (HUD- administered Small Cities Program); or the submission of an

application to HUD by a city or urban county under § 570.458 that is granted for the requested activity (UDAG). (This applies to dwelling units owned by a Federal or State agency as defined under URA);

- ii) The tenant is required to move to another dwelling in the real property but is not reimbursed for all actual reasonable out-of-pocket costs incurred in connection with the move; or
- iii) The tenant is required to relocate temporarily and:
 - (1) Is not reimbursed for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including moving costs and any increased rent and utility costs; or,
 - (2) Other conditions of the temporary relocation are not reasonable.

Non-Housing Community Development

The City Council has determined that enhancing infrastructure in older, less affluent areas of the city is a major community development priority. On an on-going basis, city staff will identify and document eligible public infrastructure projects for inclusion in subsequent updates to this Plan.

Carrollton's Community Development Office anticipates that most of the future CDBG funds will be allocated for infrastructure improvements. It is believed that major infrastructure projects increase resident pride and stimulate private neighborhood reinvestment. The city will continue to identify projects eligible for funding under additional regulations.

Infrastructure

Infrastructure includes streets, sidewalks, public facilities, water and sewer lines, park improvements, public facilities, etc. The city maintains a pro-active investment program, the Ten Year Capital Improvements Projects Plan, to identify infrastructure needs on an on-going basis. Once a project has been identified and analyzed, it is added to a digital database to be addressed when funds become available. As one might expect, identified projects always exceed available resources.

Streets

To date, city staff has identified over \$7.5 million in eligible street reconstruction projects. These projects range from the total reconstruction of complete streets to the replacement of sizeable sections of others. City staff will continue to work toward the identification of additional eligible street projects.

Sidewalks

To date, city staff has identified over \$150,000 in eligible sidewalk replacement and/or construction projects. These projects range from the total reconstruction of complete segments of existing sidewalks to the construction of new sidewalks in areas that do not have them. City staff will continue to work toward the identification of additional eligible sidewalk projects.

Water Lines

To date, city staff has identified over \$670,000 in eligible water line replacement projects. City staff will continue to work toward the identification of additional eligible water line projects.

Sewer Lines

To date, city staff has identified over \$4.5 million in eligible sewer main projects. City staff will continue to work toward the identification of additional eligible sanitary sewer main projects.

Drainage Projects

To date, the city has identified over \$2.5 million in eligible drainage projects. City staff will continue to work toward the identification of additional eligible drainage projects.

Community Facilities

To date, the city identified and funded one CDBG eligible community facility project. The project was the renovation of Old City Hall, reopened as the Gravley Center. Renovation and expansion of the facility has created enhanced office space for social service providers in Carrollton. City staff will continue to work toward the identification of additional community facility projects.

Park Improvements

To date, improvement projects have included new security lighting, walking paths, and sidewalks. City staff has identified over \$500,000 more in eligible projects. City staff will continue to work toward the identification of additional eligible park improvement projects.

Neighborhood Reinvestment

Neighborhood reinvestment strategies have been developed in communities across the nation. The residents of Carrollton have increasingly embraced neighborhood revitalization initiatives throughout the community. The city has also initiated significant programming to assist in this effort.

The Neighborhood Enhancement Matching Grant Program (NEMGP) is a vital element to the city's efforts to initiate reinvestment in neighborhoods throughout Carrollton. Under the program, funding is made available for improvement projects planned and requested by neighborhood groups. In the past, these projects have included entryway signage, enhanced landscaping, and public park improvements.

A central issue in fostering an expanded effort aimed at neighborhood revitalization rests on the community's ability to enlist community participation in the initiative. Neighborhood associations, local churches, youth organizations and other groups have been recruited to heighten the general citizenry's consciousness and participation in this effort.

Most of the programs that have been developed to address the aesthetic component of neighborhood reinvestment are reliant on volunteers. To date, the City of Carrollton has been very successful in recruiting and organizing volunteers for the implementation of projects that enhance neighborhoods.

Neighborhood Oriented Targeted Infrastructure and Code Enforcement (N.O.T.I.C.E. Program)

In 2003, the city launched a new initiative to better coordinate the delivery of neighborhood infrastructure projects and code enforcement services to the areas of greatest need in the community. As a community development programmatic offering, this city-led initiative, named the N.O.T.I.C.E. Program, represents a major targeted infrastructure reinvestment and neighborhood integrity program for the oldest areas of Carrollton.

In general, the N.O.T.I.C.E. Program targets financial resources for the design and implementation of all necessary street, alley, sidewalk, and water and sewer line projects in one neighborhood at a time until the entire public infrastructure in that area has been repaired or reconstructed. In addition, the city conducts targeted and strengthened code enforcement efforts in the same neighborhood to foster a greater sense of neighborhood pride and an overall healthier community. To date, the city currently has two neighborhoods participating in the program. In addition, the next 18 neighborhoods have already been identified.

Non-Housing Community Development Goals and Priorities

The following list of goals and priorities has been developed in partnership with the community. It is anticipated that as this Consolidated Plan is implemented the goals and priorities will be modified to reflect the challenges encountered. This is a dynamic plan of action to achieve desired community development goals.

- **Preserve and enhance neighborhoods throughout the city. (Priority 1)**
- **Continue to work proactively in securing additional resources to meet community infrastructure needs. (Priority 1)**
- **Establish a more proactive municipal presence in older neighborhoods across the city. (Priority 1)**
- **Establish a reinvestment plan for the reconstruction and/or enhancement of infrastructure in older neighborhoods throughout the community. (Priority 1)**
- **Proactively replace or construct sidewalks in predominantly lower income neighborhoods. (Priority 2)**
- **Proactively replace streets and construct drainage improvements in predominantly lower income neighborhoods. (Priority 2)**
- **On an as needed basis, assist in the rehabilitation of community facilities that principally serve lower income citizens. (Priority 2)**
- **Replace or construct new sewer lines and water mains in predominantly lower income neighborhoods. (Priority 3)**

Priority Populations

Families and Youth

Creating and sustaining an environment in which healthy and productive families reside is an integral component of the city's commitment to all Carrollton residents. This environment not only includes the physical attributes, such as sound and quality housing, adequate water and sewer service, and maintained streets, sidewalks and alleys, but also includes the social attributes of neighborhoods free from crime, access to public transportation, and cultural resources. Building viable public and private partnerships is a major component of this effort. Enhancing the quality of life for all citizens will insure that family and youth issues continue to be addressed in a coordinated manner.

Domestic Violence

A major contributor to the city's potential homeless population is domestic violence. In addition to consulting with social service providers specializing in domestic violence, contact was also made with the Carrollton Police Department and local advocacy organizations to assess the prevalence of the issue. After an analysis of the data, it has been determined that this issue continues to have a significant impact on families throughout the city.

In 2003, the Police Department responded to 421 incidents of domestic violence with 152 emergency protective orders being issued. The crimes range from assault to attempted murder on family members and other partners (known as "Dating Violence").

The geographical dispersion of the calls was citywide. The highest concentrations were identified in the Original Town Sector at 27.3% and in the Southeast Sector at 21.3%. The North Central sector had 15.4% of incidents while the Central Sector contained 13.1% of reported domestic violence cases, followed by the Northeast Sector with 10.9%. The Northwest Sector accounted for 9.8% of reported domestic violence incidents. The lowest concentration was reported in the West at 2.2%.

The Carrollton Police Department receives a Victims of Crime Act (VOCA) grant to provide police assistance to victims of domestic violence. The city will continue to explore additional resources to combat this serious issue in the community.

Gang Violence

Another "families and youth" issue to be addressed in this section is gang violence. As the number of disenfranchised youth increases, so too does the expansion of gang activities. In 2003, the Carrollton Police Department recorded 132 incidents of gang activity. These incidents included reports of graffiti, criminal mischief, and weapons related arrests. The Police Department has also noticed an increase in the trafficking of humans, drugs, and weapons.

Gang related violence is not confined to the oldest neighborhoods of Carrollton. Incidents have also occurred in newer neighborhoods in the Northwest, North Central, and Northeast Sectors. However, the highest concentration of cases (66%) was reported in the Original Town sector. Ten occurrences were reported in the Northeast Sector. A fairly even distribution of 3 or 4 cases were reported in the other five sectors.

The Police Department operates a gang unit to counteract and control the activities of gangs. Proactive approaches to mentoring and team sports programs have targeted at-risk youth to realize early intervention in this easily impressionable segment of the city's population. The city has recently initiated the creation of a youth commission to address issues important to this segment of the population. The city will continue to identify resources for this at-risk population.

Needs of Families and Youth

Domestic Violence

The needs of victims of domestic violence are varied. Access to services soon after the incident can reduce the effects such as trauma. Generally, there are imminent needs for housing and financial assistance for the victim(s). Assistance with housing, utilities, food, counseling and, in some cases, childcare and transportation are additional major needs. Secondary needs include peer counseling, personal development, perpetrator counseling and parental training. An increased demand for services has forced many agencies to seek additional resources to help this population.

Gang Violence

Many families that have one or more members involved in gang activity may also have significant challenges in other areas. Grappling with the challenges of single-parenthood and/or just trying to meet basic financial obligations can overwhelm parents to the point that they are unable to play an active role in their children's growth and development. As a result, children seeking a sense of belonging may turn to gangs, which may serve to further damage their development. Providing opportunities for parental as well as youth development assists in combating the issues of gang violence.

The primary need associated with disenfranchised youth is to provide constructive opportunities or alternatives. Such opportunities could include work-study programs to provide youth with an opportunity to gain an economic benefit directly linked to the child's continued participation in school. Work-study programs incorporating skills training, business etiquette and personal development help steer these youth toward becoming productive citizens.

Non-profit organizations in Carrollton provide a variety of services for at-risk youth. These organizations can provide after school activities, such as academic tutoring, as an alternative to going home where adults have yet to return home from work. Non-profit organizations also provide parenting classes to encourage and foster strong families that help to decrease the chance that a child may join a gang.

Another activity is the continued and enhanced sponsorship of recreational activities for children of all ages. Recreational activities that incorporate general counseling and personal development training allow the involved youth to grow in a structured environment while participating in an activity in which they have an interest. The Carrollton Parks and Recreation staff regularly reviews programs and activities targeted at local at-risk youth. These programs have three main goals: decrease delinquent behavior, increase personal achievements, and improve the attitudes that

youth have about themselves and their future. The Parks and Recreation Department has collaborated with local civic organizations to offer scholarships and summer youth camps.

The Elderly

As healthcare and medical technology has advanced, so too has the age of the population. The trend in Carrollton is reflective of the growth in the elderly population across the state and nation. Between 1990 and 2000, Carrollton's population of those 60 years of age or older grew by 82.9% to 8,724 people. Table 22 illustrates the size of the elderly population in Carrollton by age cohort and race/ethnicity in 2000.

Race / Ethnicity	60 to 64 Years of Age	As a Percentage of Elderly Population	Percentage Increase from 1990	65 Years of Age and Older	As a Percentage of Elderly Population	Percentage Increase from 1990
White	2,438	27.9%	44.7%	4,880	55.9%	72.6%
Black	76	0.9%	204.0%	106	1.2%	107.8%
Native American	13	0.1%	30.0%	19	0.2%	5.5%
Asian	350	4.0%	614.3%	501	5.7%	386.4%
Other	136	1.6%	n/a	205	2.3%	n/a
TOTAL	3,013	34.5%	70.4%	5,711	65.5%	90.4%
Hispanic	284	3.3%	94.5%	469	5.4%	432.9%

Source: U.S. Census Bureau

These figures are significant especially as they show a rising demand for services by Carrollton's older population. Agencies addressing elderly issues have been active in Carrollton for several years, but service demands exceed existing resources. This trend is expected to continue into the future.

The City of Carrollton maintains and currently operates a senior center for activities specifically designed for the elderly population. This centrally located center replaced an older one in December of 2003 and contains recreation rooms, meeting spaces, and a full-service kitchen. Services offered include hot lunches, recreational and cultural activities for personal and social enrichment. The Carrollton Senior Center is staffed and maintained by the Parks and Recreation Department that also operates two all-ages recreational centers.

Needs of the Elderly Population

The City of Carrollton maintains a close working relationship with Senior Adult Services, the major elderly service provider in Carrollton. The relationship is one of on-going assessment and the

identification of needs for this segment of the community's population. Thus far, three major needs have been identified. First, the elderly require an adequate transportation system to access needed goods and services. Second, there continues to be a need for affordable housing for this portion of the population. A third major need is addressing the ongoing challenges presented by a diverse composition of the city.

A reliable and efficient transportation system is a vital service needed by the elderly population in Carrollton. In many cases, a transportation system is the only connection an elderly citizen may have with the surrounding community. Transportation is needed for the elderly citizen to make doctors' appointments, get groceries and prescriptions filled, and to travel to and from recreational activities.

The need for affordable housing, both assisted and independent living, for the elderly is also a major concern of the community. The city will work with area not-for-profits to apply for a Section 202 Elderly Housing Grant to provide housing for this population. Additional resources will also be sought to provide assistance for expanded services.

The city has seen a significant growth in the number of foreign-born residents. These residents come from a diverse number of countries, each having its own unique language and culture. This can result in language barriers when a local organization does not have the resources to effectively communicate with the customer, hampering the efforts to respond to their needs.

In addition to the general elderly population, there is also an elderly population with limitations. The U.S. Department of Housing and Urban Development (HUD) categorizes this population as the frail elderly. HUD defines the frail elderly as any person, 62 years of age or older, who cannot independently perform tasks essential for daily living. These tasks include bathing, eating, dressing, grooming, and household management. The exact number of elderly citizens in this situation is unknown, but the 2000 Census reports a significant number of elderly with a disability that can lead to limitations in performing daily functions. Table 23 illustrates the elderly population by age cohort and disability status and Table 24 illustrates the type of disability as reported to the Census Bureau.

Disability Status	Age Cohort 65 to 74 Years of Age	As a Percentage of Total	Age Cohort 75 Years of Age or Older	As a Percentage of Total
Disability	1,123	31.7%	1,095	62.8%
No Disability	2,418	68.3%	648	37.2%

Total	3,541	100.0%	1,743	100.0%
Source: U.S. Census Bureau				

Table 24: Type of Disability by Age Cohort, 2000		
Type of Disability	Age Cohort 65 and Older	As a Percentage of Total
Sensory	861	20.8%
Physical	1,445	34.9%
Mental	528	12.8%
Self-Care	381	9.2%
Home-Confined	921	22.3%
Total	4,136	100.0%
Source: U.S. Census Bureau		

The city estimates that due to the overall growth in this segment of the population, the number of persons in the frail elderly category will continue to increase. Establishing trust and communication with the elderly of Carrollton requires the work of all entities involved in addressing the needs of this population. An ongoing and sincere dialogue with the elderly population will continue to alleviate much of the suspicion and fear of loss of independence experienced by many elderly residents.

Persons Living With HIV/AIDS

The issue of HIV/AIDS has swept across the nation at an alarming rate. Every major metropolitan area has faced identifying and assessing the needs of this population. The cities of the Dallas/Fort Worth Metroplex are no exception. According to the Centers for Disease Control and Prevention (CDC), the nationwide infection rate for overall AIDS cases has begun to stabilize. The Texas Department of Health's (TDH) own statistics also shows a developing statewide trend showing a decrease in the overall rate of growth in new cases.

Due to strict policies concerning reporting confidentiality, it is difficult to ascertain the actual population living with HIV or AIDS in Carrollton. The TDH has reported that approximately 63 people in Carrollton are HIV positive and approximately another 100 people are currently living with AIDS. This is a 22% increase over the number of identified cases in 1999.

Needs of the HIV/AIDS Population

In an effort to discern the needs of persons living with HIV/AIDS in Carrollton, the city has worked with and will continue to work with the Ryan White Planning Council of the Dallas Area and the Ryan White Consortium of North Texas (RWPC/C). It is believed that an active cooperative and collaborative endeavor between the city and the RWPC/C will provide the best opportunity to assess and address the needs of this population in Carrollton. The RWPC/C serves the Dallas Eligible Metropolitan Area (EMA), a geographic area highly impacted by HIV/AIDS that is eligible to receive Title I CARE Act funds. The Dallas EMA is currently comprised of Collin, Dallas, Denton, Ellis, Henderson, Hunt, Kaufman, and Rockwall counties.

The RWPC/C released a Comprehensive Service Plan for the Dallas area in June 2001. The plan indicated that the infected populations are growing poorer and showing a greater need of basic services such as food, housing, and transportation. The Plan also reports that more people living with HIV are not progressing to AIDS. These people are unable to qualify for disability, but are unable to work, reducing the available income to pay for necessities.

The major needs of this population are in the area of support services. Area agencies and facilities are available to provide supportive housing for this population including nursing homes, assisted living quarters, Section 8 Vouchers and Certificates, privately owned rental units and group housing. However, most of these resources are available in Dallas. The most dramatic impediment for this population is the lack of funds in order to maintain their independence in the community. Other identified needs are for health care, counseling, physical/mental rehabilitation, coordinated case management and services designed to meet the specific needs of individuals and/or families.

The needs of those living with HIV/AIDS will continue to grow. According to the Centers for Disease Control, medical advances of the 1990's have prolonged the ability for those living either HIV or AIDS to lead more productive lives, as well as their overall life expectancy has increased. A greater need for more comprehensive programs and support will be created as this portion of the population grows.

The Homeless and/or Near Homeless

The problem of homelessness is increasingly becoming a major concern of metropolitan areas. The factors leading to homelessness are varied and complex. The purpose of this section is not to discuss the causes of homelessness, but to identify the needs of those persons lacking permanent affordable housing and supportive services, and to develop strategies with which to address this population.

With the exception of victims of domestic violence, which is described above, an assessment of the facilities and services for the homeless revealed that there are currently no shelter facilities providing immediate housing assistance for the homeless in Carrollton. A number of shelters in the Dallas area do provide overnight emergency shelter; however, no emergency shelters are located within Carrollton's municipal boundary.

The U.S. Department of Housing and Urban Development (HUD) uses the following to classify a person or family as homeless:

Table 25: HUD's Criteria for Classifying a Person or Family as Homeless	
An individual or family that lacks a fixed, regular and adequate nighttime residence; and	
An individual or family that has a primary nighttime residence that is:	
The Traditional Homeless	A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
	An institution that provides a temporary residence for individuals intended to be institutionalized; or
	A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. This term does not include any individual imprisoned or otherwise detained under an Act of Congress or a State law.
Source: 42 U.S.C. §11302	

It should be noted that HUD's definition of homelessness differs from the Texas Department of Human Services (TDHS) definition. The definition provided by TDHS includes all of the items listed above, but also includes persons living in "temporary quarters in another person's residence." This distinction is important since the TDHS definition is more inclusive and is probably a more accurate reflection of this population in Carrollton.

It should also be noted that due to the nature of this problem, obtaining accurate statistics on the homeless and near homeless population is very difficult. After discussions with Dallas County and the city of Dallas, which reports the largest homeless population in the area, it was determined that the issue of homelessness in Carrollton is probably more accurately reflected in the last clause of the TDHS definition of homelessness and, as such, offers a completely different set of issues to be addressed.

According to local shelters and organizations, the City of Carrollton does not have a traditional homeless population. Efforts in identifying the number of homeless in the city have not been reliable. Local counts have resulted in a wide range of estimations of the homeless population in the Dallas Metro Area. Additionally, these surveys often cannot reach areas that the homeless use as shelter, such as abandoned buildings. The homeless may also move from various shelters and locations as they seek more opportunities, further complicating the estimation of the homeless population.

In an effort to determine the number of "traditional" homeless persons in Carrollton, several Dallas homeless shelters were contacted. All of the shelters contacted cited the initial lack of trust between those that seek shelter and the service providers. Those utilizing the services are often coming from incidents that make them cautious in sharing any information, thus, resulting statistics often cannot be considered reliable.

Metrocrest Social Services (MSS), 1111 West Belt Line Road, is the largest provider of homeless assistance in Carrollton. MSS provides assistance to residents in need in Carrollton, Farmers Branch, Addison and Coppell. In 2003, the agency provided assistance to 27,034 persons in need. Of those, 15,906 resided in Carrollton. They also reported that in a 6-month period from October 2003 through April 2004, 43 people considered homeless were given assistance.

Needs of the Homeless Population

The United States Conference of Mayors released in January 2003 the results of a survey on homelessness in the U.S. The results showed a 17% increase for emergency food demand and a 13% increase for emergency shelter assistance from 2002. This is indicative of the plight of poor families that have run out of options and are slipping into a condition of homelessness. Due to a growing number of homeless families competing for fewer permanent affordable housing units, families are also remaining homeless for longer periods. This means that the unstable conditions they must endure last even longer. Potentially, families are split apart for longer periods of time as members are forced to split up to find shelter.

Other surveys indicate that the homeless cite the reasons for their plight as drug and/or alcohol related problems, loss or lack of employment, and the absence of affordable low-income housing.

In addition, attempts to establish the number of homeless who are: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, homeless youth, and /or diagnosed with HIV/AIDS have also not resulted in reliable figures. The city will continue to identify and assess homeless persons in these situations to determine the resources that must be directed at the problem.

Discussions and consultations with area homeless service providers revealed that the need for a more sophisticated and coordinated effort to address the needs of the homeless population is of paramount concern. The City of Carrollton will continue to meet with area service providers to work toward the realization of this goal. In addition, the needs of this population also include assistance with counseling services, childcare, transitional housing, health care, drug and alcohol detoxification, classes on parenting skills, access to medical facilities and community-based family support centers.

The need to provide transitional shelter facilities for the homeless in Carrollton has been identified as a priority by service providers in the area. However, a general lack of funding has been cited most as preventing agencies from assisting citizens in need of this type of service. The need for supportive services, which include counseling, job skills training, rental and utility payment assistance, clothing, childcare, and job referrals, are services most mentioned as being of need for the homeless population.

The needs of families threatened with homelessness are consistent in that the majority are of very-low income and have high rent or mortgage payments. The frail elderly and general elderly households are most likely to fall under this category and will typically have limited ability to provide for themselves. Disabled persons have difficulty in finding housing that provides accessibility and in most cases, the housing in which they currently reside has limited accessibility. Single head of households with children are also represented under this category, as are large families, and typically are paying over 50% or more of their household income for rent or a mortgage.

The needs of the homeless population are varied. In addition, their inability to regularly make rent or mortgage payments adds to their dilemma. In many cases, the dwellings they occupy may not be safe or decent or meet their needs or the minimum housing code. The need for support services such as counseling, job referrals, child care, child support, rental and utility payment assistance, job training and improving self-esteem are at the top of the needs list for many in this predicament.

The City of Carrollton will continue to assist Metrocrest Social Services and other organizations in their endeavor to provide assistance to the homeless and/or near homeless population in Carrollton. In addition, the city will continue to actively work toward becoming part of a regional approach to address this population's needs. The Metro Dallas Homeless Alliance (MDHA) provides a regional approach to the issue and the City of Carrollton will continue to work with that entity to further implement the agency's continuum of care for the area.

Priority Populations: Future Direction and Vision

Defining future direction is never easy and is generally based on the availability of both human and financial resources. The future direction of social services in the City of Carrollton will continue to focus on 1) defining and understanding each priority population and their needs; 2) increasing and diversifying funding resources; 3) strengthening and building partnerships between public and private entities; and 4) establishing a continuum of care and/or plans for self-sufficiency.

The process of defining and understanding each population and their needs involves expanded relationships with the other entities active in addressing the needs of the identified priority populations. The city will continue efforts aimed at bringing the public into the process to define the needs as defined by the community. Furthermore, increased dialogue between city departments fosters an environment that is conducive for better municipal service delivery and government that is more efficient.

In an effort to increase and diversify funding resources, the city will continue to seek out new and innovative ways to fund needed programs and projects. Efforts will continue to focus on building partnerships with both public and private organizations. In addition, the city's Community Development Division will continue to seek out new resources and provide technical assistance to not-for-profit agencies seeking to assist Carrollton residents that are in need.

Building and strengthening partnerships between public and private entities is and will continue to be a major focus of the City of Carrollton's community development policy. Utilizing churches, businesses, civic organizations, not-for-profits, etc. as resources will increase the effectiveness of this document. Partnerships and the dialogue that develops are naturally conducive to strengthening the community development process.

Finally, it is the goal of the city's Community Development Division to see that every entity receiving funds from the city adopt and implement a plan for self-sufficiency for their clients. Paramount to the dispersal of the funds is that those recipients that are able move toward becoming more self-sufficient citizens of Carrollton. Acting in this manner will ensure that financial resources are utilized in the most efficient manner.

Assisting citizens in need benefits the community as a whole. By making this investment in Carrollton's future, the citizenry of tomorrow can and will continue to be proud to call Carrollton their home.

Priority Populations: Goals and Priorities

The following list of goals and priorities has been developed in partnership with the community. It is anticipated that as this Consolidated Plan is implemented the goals and priorities will be modified to reflect the challenges encountered. This is a dynamic plan of action to achieve desired community development goals.

- **Strengthen and enhance partnerships between the City of Carrollton and local social service providers. (Priority 1)**
- **Provide technical assistance and support to local service agencies in order to secure additional resources and thus allow them to better meet the needs of the populations they serve. (Priority 1)**
- **Promote self-sufficiency strategies and plans among service providers. (Priority 2)**
- **Seek increased involvement from regional service providers that do not currently have an active presence in Carrollton. (Priority 2)**
- **Promote an environment conducive to cooperation between all social service providers. (Priority 2)**
- **Conduct and maintain an ongoing methodology to assess social service needs in the community. (Priority 3)**

Anti-Poverty Strategy

Over the next several years, the city will work toward the implementation of the following actions in an attempt to reduce the overall number of persons living in poverty in Carrollton:

- Coordinate local resources to increase educational opportunities for low-income persons in order to improve their ability to earn better wages.
- Promote tuition assistance programs, in-house college courses and other means to higher education.
- Improve the linkage between job training programs and local job creation efforts to attract jobs that pay above minimum wages and provide people with the ability to service a home mortgage.
- Promote financial counseling and classes on budgeting and money management.
- Promote linkages between housing, employment and educational systems and/or facilities.
- Promote programs and training that help families-in-need to become more self-sufficient.

In addition, the Division of Community Development will provide technical assistance and information to private and public organizations that seek to provide affordable housing and support services to residents of Carrollton.

The city will promote and emphasize the need for greater coordination between all of the agencies active in Carrollton so as to minimize the duplication of efforts. Cooperative efforts in applying for available funds will be initiated between public and private housing providers so as to maximize the potential for being awarded funds by the State and Federal Government. Efforts to enhance coordination between the public and private sector will insure that needs are being properly addressed and that resources are being maximized.

Priority Community Development Needs Tables

Community Needs

Anti-Crime Programs			
	Need Level	Units	Estimated \$
Overall	High	0	\$75,000
Sub-Categories			
Crime Awareness (05I)	High	0	\$75,000

Economic Development			
	Need Level	Units	Estimated \$
Overall	High	92	\$34,250,000
Sub-Categories			
Rehab; Publicly or Privately-Owned Commer (14E)	High	35	\$5,500,000
CI Land Acquisition/Disposition (17A)	Low	0	\$0
CI Infrastructure Development (17B)	High	25	\$25,000,000
CI Building Acquisition, Construction, Re (17C)	High	2	\$3,500,000
Other Commercial/Industrial Improvements (17D)	Med	0	\$0
ED Direct Financial Assistance to For-Pro (18A)	Low	0	\$0
ED Technical Assistance (18B)	Med	0	\$0
Micro-Enterprise Assistance (18C)	Med	30	\$250,000

Infrastructure			
	Need Level	Units	Estimated \$
Overall	High	228	\$33,125,000
Sub-Categories			
Flood Drain Improvements (03I)	Low	5	\$750,000
Water/Sewer Improvements (03J)	High	8	\$8,500,000
Street Improvements (03K)	High	20	\$21,000,000
Sidewalks (03L)	High	45	\$2,500,000
Tree Planting (03N)	Low	125	\$125,000
Removal of Architectural Barriers (10)	Med	25	\$250,000
Privately Owned Utilities (11)	None	0	\$0

Planning & Administration			
	Need Level	Units	Estimated \$
Overall	High	0	\$0
Sub-Categories			

Community Needs (Page 2)

Public Facilities			
	Need Level	Units	Estimated \$
Overall	High	34	\$45,650,000
Sub-Categories			
Public Facilities and Improvements (Gener (03)	Med	3	\$9,000,000
Handicapped Centers (03B)	Med	1	\$1,500,000
Neighborhood Facilities (03E)	High	3	\$5,100,000
Parks, Recreational Facilities (03F)	Med	12	\$15,000,000
Parking Facilities (03G)	Low	2	\$1,750,000
Solid Waste Disposal Improvements (03H)	Med	0	\$2,000,000
Fire Stations/Equipment (03O)	Med	2	\$1,500,000
Health Facilities (03P)	High	3	\$6,000,000
Asbestos Removal (03R)	Med	2	\$1,600,000
Clean-up of Contaminated Sites (04A)	None	0	\$0
Interim Assistance (06)	None	0	\$0
Non-Residential Historic Preservation (16B)	Med	6	\$2,200,000

Public Services			
	Need Level	Units	Estimated \$
Overall	Med	0	\$2,800,000
Sub-Categories			
Public Services (General) (05)	Med	0	\$400,000
Handicapped Services (05B)	High	0	\$300,000
Legal Services (05C)	Med	0	\$200,000
Transportation Services (05E)	Med	0	\$200,000
Substance Abuse Services (05F)	Low	0	\$100,000
Employment Training (05H)	High	0	\$600,000
Health Services (05M)	High	0	\$600,000
Mental Health Services (05O)	Med	0	\$200,000
Screening for Lead-Based Paint/Lead Hazar (05P)	Med	0	\$200,000

Senior Programs			
	Need Level	Units	Estimated \$
Overall	High	1	\$2,750,000
Sub-Categories			
Senior Centers (03A)	High	1	\$2,500,000
Senior Services (05A)	High	0	\$250,000

Community Needs (Page 3)

Youth Programs			
	Need Level	Units	Estimated \$
Overall	High	5	\$6,450,000
Sub-Categories			
Youth Centers (03D)	High	2	\$3,000,000
Child Care Centers (03M)	High	3	\$1,500,000
Abused and Neglected Children Facilities (03Q)	Med	0	\$500,000
Youth Services (05D)	High	0	\$500,000
Child Care Services (05L)	Med	0	\$600,000
Abused and Neglected Children (05N)	Med	0	\$350,000

Other			
	Need Level	Units	Estimated \$
Overall	--	0	\$0
Sub-Categories			
Urban Renewal Completion (07)	--	0	\$0
CDBG Non-profit Organization Capacity Bui (19C)	--	0	\$0
CDBG Assistance to Institutes of Higher E (19D)	--	0	\$0
Repayments of Section 108 Loan Principal (19F)	--	0	\$0
Unprogrammed Funds (22)	--	0	\$0

Continuum of Care: Gaps Analysis - Individuals

Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	5	0	5	Low
Transitional Housing	65	0	65	Low
Permanent Housing	110	0	110	Low
Total	180	0	180	

Estimated Supportive Services Slots				
Job Training	2,000	600	1,400	High
Case Management	1,500	1,000	500	Med
Substance Abuse Treatment	200	0	200	Low
Mental Health Care	200	0	200	Low
Housing Placement	200	0	200	None
Life Skills Training	850	0	850	High

Estimated Sub-Populations				
Chronic Substance Abusers	500	0	500	Low
Seriously Mentally Ill	150	0	150	Low
Dually-Diagnosed	100	0	100	Low
Veterans	200	0	200	High
Persons with HIV/AIDS	163	0	163	Med
Victims of Domestic Violence	421	0	421	High
Youth	650	0	650	High

Continuum of Care: Gaps Analysis - Persons in Families with Children

Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	2	0	2	Low
Transitional Housing	35	0	35	Low
Permanent Housing	85	0	85	Low
Total	122	0	122	

Estimated Supportive Services Slots				
Job Training	1,000	100	900	High
Case Management	500	250	250	Low
Child Care	600	200	400	High
Substance Abuse Treatment	100	0	100	Low
Mental Health Care	100	0	100	Low
Housing Placement	100	0	100	None
Life Skills Training	1,000	500	500	High

Estimated Sub-Populations				
Chronic Substance Abusers	250	0	250	Low
Seriously Mentally Ill	75	0	75	Low
Dually-Diagnosed	60	0	60	Low
Veterans	100	0	100	Med
Persons with HIV/AIDS	25	0	25	Med
Victims of Domestic Violence	75	0	75	High

Housing Needs

Renter				
		Need Level	Units	Estimated \$
Small Related	0 - 30% of MFI	High	517	\$15,510,000
	31 - 50% of MFI	Med	651	\$19,530,000
	51 - 80% of MFI	Med	1,411	\$42,330,000
Large Related	0 - 30% of MFI	High	174	\$5,220,000
	31 - 50% of MFI	Med	288	\$8,640,000
	51 - 80% of MFI	Med	513	\$15,390,000
Elderly	0 - 30% of MFI	High	170	\$5,100,000
	31 - 50% of MFI	High	156	\$4,960,000
	51 - 80% of MFI	High	229	\$6,870,000
All Other	0 - 30% of MFI	Low	356	\$10,680,000
	31 - 50% of MFI	Low	288	\$8,640,000
	51 - 80% of MFI	Low	1,087	\$32,610,000
Owner				
	0 - 30% of MFI	High	613	\$17,164,000
	31 - 50% of MFI	High	975	\$27,300,000
	51 - 80% of MFI	High	2,097	\$58,716,000

Special Needs/Non-Homeless

Sub-Populations		
	Priority Need	Estimated \$
Elderly	High	\$4,000,000
Frail Elderly	High	\$2,500,000
Severe Mental Illness	Med	\$350,000
Developmentally Disabled	Med	\$750,000
Physically Disabled	High	\$1,500,000
Persons with Alcohol/Other Drug Addiction	Low	\$200,000
Persons with HIV/AIDS	Med	\$750,000
	TOTAL	\$10,050,000

One-Year Plan of Action

In accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended, the City of Carrollton, a Federally-designated entitlement community, is required to submit a One-Year Plan of Action to the United States Department of Housing and Urban Development (HUD). This section represents the City of Carrollton's PY 2004 One-Year Action Plan for the Community Development Block Grant (CDBG) Program. The plan outlines the specific projects and activities that will be funded during the 2004 program year to address Carrollton's community development priorities as established in the 2004-2009 Carrollton Consolidated Plan.

Carrollton's 2004-2009 Consolidated Plan describes the city's strategies and anticipated resources over a five-year period in order to create a stronger link between the needs in the city, strategies and available resources. Based on the needs analysis of the City of Carrollton in 2004, the following strategy areas were identified and are reaffirmed in this one-year plan of action:

- Infrastructure Improvements: Includes improvements to streets, sidewalks and water and sanitary sewer lines;
- Public Facility and Park Improvements: Includes improvements to existing public facilities and the construction of new facilities;
- Human Service Strategies: Enhancement of services to meet the needs of low-to-moderate income citizens;
- Lead-Based Paint: Education and reduction of lead-based paint hazards to all citizens at risk;
- Housing: Education and assistance to all citizens in the furtherance of fair, safe and affordable housing opportunities;
- Economic Development & Anti-Poverty Strategy: Support training and employment opportunities for all citizens.

PY 2004 Funding Summary

The City of Carrollton is an entitlement grantee under HUD's Community Development Block Grant (CDBG) Program. The city's PY 2004 allocation under the program is \$970,443. In addition, the city will receive \$59,283 in PY 2003 program income that will be programmed under the PY 2004 One-Year Plan of Action. The total amount to be programmed for the PY 2004 period is \$1,029,726.

The city also anticipates that it will receive \$59,283 in rental income during PY 2004. However, actual program income will not be known until any and all operating costs have been identified. It is anticipated that any PY 2004 income will be programmed during the PY 2005 budget process.

Citizen Participation

To ensure general citizen participation in the PY 2004 One-Year Plan of Action process, the city followed its adopted 2004-2009 Citizen Participation Plan. Information on the public hearing was developed and mailed out to neighborhood associations, social service agencies, City Council, Neighborhood Advisory Commission (NAC), churches, civic service clubs and interested citizens. Notices were also published in the **Northwest Morning News**, a local publication of the *Dallas Morning News*, and in **The Courier**, a monthly, community-wide neighborhood newsletter published by the city's Neighborhood Partnership Office.

The Neighborhood Advisory Commission held a public hearing on April 8, 2004 and the City Council held a public hearing on July 6, 2004. The public hearings updated citizens on the status of current CDBG activities and offered the proposed 2004-2009 Consolidated Plan and PY 2004 CDBG One-Year Plan of Action for public review. Both public hearings were held in the evening at City Hall, which is centrally located in the community.

After the PY 2004 One-Year Plan of Action was drafted, an advertisement was placed in the **Northwest Morning News** summarizing the plan and announcing that the plan was available for public review. Instructions were also provided on how to submit comments on the document. The advertisement also included pertinent information on upcoming public hearings. Notices were also included in the April and June 2004 editions of **The Courier**. All comments were addressed before submitting the plan to HUD.

Public Notices

The advertisement presented below was published in the ***Northwest Morning News***, a local edition of the ***Dallas Morning News*** on March 26, 2004. It was also published in the April 2004 edition of ***The Courier***, a monthly community-wide neighborhood newsletter.

In addition, a Citizen's Summary of the 2004-2009 Consolidated Plan (see Appendix 4) was published in the ***Northwest Morning News*** on May 28, 2004 prior to the July 6, 2004 City Council Public Hearing on the 2004-2009 Consolidated Plan and PY 2004 One-Year Plan of Action. An additional reminder for the July 6, 2004 City Council Public Hearing was also published in the June 18, 2004 edition of the ***Northwest Morning News*** and the July 2004 edition of ***The Courier***.

NOTICE OF PUBLIC HEARING

On October 1, 2004, the City of Carrollton will receive \$970,443 in Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD). According to Federal law, these funds must be utilized for the principal benefit of persons of low- and moderate- income in Carrollton.

In an effort to solicit increased community participation and involvement in identifying community development needs, the Neighborhood Advisory Commission (NAC) will conduct a public hearing to receive citizen input. The Neighborhood Advisory Commission (NAC) cordially invites your comments, concerns and/or ideas on the potential use of these funds.

The NAC Public Hearing will be held at 6:30 p.m. on April 8, 2004 in the City Council Briefing Room on the Second Floor of City Hall, 1945 E Jackson Road.

Activities eligible for funding under the CDBG regulations include: the enhancement or rehabilitation of community facilities; reconstruction of streets and sidewalks; replacement of water mains and sewer lines; improvements to public parks; housing rehabilitation; first-time homebuyers assistance; etc.

If you are unable to attend, you may submit written comments, concerns and/or ideas to the following address:

Neighborhood Advisory Commission
c/o David Gwin, AICP, CEcD
City of Carrollton, Community Development
1945 E Jackson Road
Carrollton, Texas 75006

Or E-mail: david.gwin@cityofcarrollton.com

Funding Sources

Entitlement Grant (includes reallocated funds)		
CDBG	\$970,443	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$970,443
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Reprogrammed Prior Years' Funds		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Total Estimated Program Income		
Gravley Center Rent	\$59,283	
Total		\$59,283
Section 108 Loan Guarantee Fund		\$0
TOTAL FUNDING SOURCES		\$1,029,726
Other Funds		\$0
Submitted Proposed Projects Totals		\$1,029,726
Un-Submitted Proposed Projects Totals		\$0

Application for Federal Assistance

		2. Date Submitted 08/09/04	Applicant Identifier B-04-MC-48-0037
1. Type of Submission: Application: Non - Construction Preapplication: Not Applicable	3. Date Received by State		State Application Identifier
	4. Date Received by Federal Agency		Federal Identifier
5. Applicant Information			
Legal Name City of Carrollton, Texas; DUNS #071378145		Organizational Unit Community Development	
Address 1945 E Jackson Road Carrollton, TX 75006 Dallas, Denton & Collin		Contact David Gwin, AICP, CED 972-466-4215	
6. Employer Identification Number (EIN): 756000478		7. Type of Applicant: Municipal	
8. Type of Application: Type: Continuation		9. Name of Federal Agency: Department of Housing and Urban Development	
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14.218 Assistance Title: Community Development Block Grant		11. Descriptive Title of Applicant's Project: Community Development Block Grant Program Entitlement	
12. Areas Affected by Project: City of Carrollton, Dallas and Denton Counties, State of Texas			
13. Proposed Project:		14. Congressional Districts of:	
Start Date 10/01/04	End Date 09/30/05	a. Applicant 3rd, 26th and 32nd	b. Project 3rd, 26th and 32nd
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?	
a. Federal	\$970,443	Review Status: Program not covered	
b. Applicant	\$0		
c. State	\$0		
d. Local	\$0		
e. Other	\$0		
f. Program Income	\$59,283		
g. Total	\$ 1,029,726	17. Is the Applicant Delinquent on Any Federal Debt? No	
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.			
a. Typed Name of Authorized Representative Leonard Martin	b. Title City Manager	c. Telephone Number 972-466-3001	
d. Signature of Authorized Representative		e. Date Signed 08/09/04	

Proposed Statement of Community Development Objectives and Uses of Funds – PY 2004

The objective of the City of Carrollton’s Community Development Block Grant (CDBG) Program is to support activities which meet at least one of the primary national CDBG objectives, i.e. development of viable urban communities by providing a suitable living environment, decent housing and expansion of economic opportunities principally for persons of low and moderate income. The City of Carrollton will receive \$970,443 in new CDBG funds on October 1, 2004.

In addition, the city anticipates receiving \$59,283 in PY 2003 program income from the leasing of office space to local social service agencies at the CDBG-funded Gravley Center, located at 1111 West Belt Line Road, Carrollton, Texas. This program income will be programmed under the PY 2004 One-Year Plan of Action.

The city also anticipates that it will receive \$59,283 in rental income during PY 2004. However, any PY 2004 program income from this revenue will not be programmed at this time.

The total amount to be programmed during PY 2004 is \$1,029,726. Planned allocation of these funds is as follows:

<u>Description</u>	<u>Allocation</u>
Phase II - Reconstruction of Sidewalks and Streets in the Holiday Park Neighborhood, which includes: 1800 Block of Burning Tree Lane 1800 Block of Foxcrot Lane 1800 Block of Wintergreen Road 1800 Block of School Road	\$922,653
Grant Administration & Planning	\$107,073
<hr/>	
Total	\$1,029,726

In addition, the City of Carrollton plans to make approximately \$130,000 available for neighborhood programming and enhancements and an estimated \$220,000 available for social service programming in General Fund resources. Specific activities related to this funding are identified on pages 142 through 144 and 146 of this document.

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	Grant Planning and Administration	21A General Program Administration	CDBG \$ 107,073 ESG \$ 0
480037	Planning & Administration Resources for planning and administration are critical for the implementation and day-to-day operations of the Carrollton CDBG Program and, as such, are a high priority for the city. The 2004-2009 Consolidated Plan is an aggressive plan and implementing the plan will require continued financial support. Activities include but are not limited to the implementation, coordination, monitoring and evaluation of CDBG eligible projects.	570.206 0 N/A	HOME \$ 0 HOPWA \$ 0 TOTAL \$ 107,073 Total Other Funding \$ 0
	Help the Homeless? Help those with HIV or AIDS? Eligibility: Subrecipient: Location(s):	No No Local Government Addresses	Start Date: 10/01/04 Completion Date: 09/30/05
	1945 E Jackson Road, Carrollton, TX 75006		

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0002	Reconstruction of Streets & Sidewalks	03K Street Improvements	CDBG \$ 922,653
	Infrastructure	570.201(c)	ESG \$ 0
	Infrastructure improvement projects are a major priority of the Carrollton CDBG Program. A discussion of this priority is identified in the Non-Housing Community Development Section of the city's 2004-2009 Consolidated Plan.	2830 People (General)	HOME \$ 0
			HOPWA \$ 0
			TOTAL \$ 922,653
			Total Other Funding \$ 0

Phase II - Replacement of sub-standard sections of streets and sidewalks in the Holiday Park Neighborhood, which includes the 1800 blocks of Foxcross Lane, School Road, Wintergreen Road and Burning Tree Lane; and is located in Census Block Groups 137.14.02 and 137.14.03

Help the Homeless? No Start Date: 10/01/04
 Help those with HIV or AIDS? No Completion Date: 09/30/05

Eligibility: 570.208(a)(1) - Low / Mod Area
 Subrecipient: Local Government
 Location(s): CT & BG's

CT: 013714 BG: 2 County: 48113
 CT: 013714 BG: 3 County: 48113

Action Plan Narratives

The purpose of the following tables and narratives is to meet the U.S. Department of Housing and Urban Development (HUD)'s requirements governing the annual submission of the action plan (24 CFR 91). The action plan describes how Community Development Block Grant (CDBG) funds will be allocated in PY 2004 to address priority needs identified in the 2004-2009 Carrollton Consolidated Plan. The narratives also outline how the city will use other resources to meet those needs.

Housing and Community Development Objectives

Carrollton's housing and community development objectives include, but are not limited to the following:

- Enhancement and preservation of infrastructure and public facilities.
- Elimination of conditions that are detrimental to the health, safety and public welfare.
- Preservation and enhancement of existing housing stock.
- Restoration and preservation of properties of special regard in terms of history, architectural style and/or aesthetics.
- Alleviation of physical and economic distress through the stimulation of private investment.

Non-Housing Community Development Strategies and Priorities

The following list of strategies and priorities has been developed in partnership with the community. A complete discussion of non-housing community development needs can be found on pages 95 - 100 in the city's 2004-2009 Consolidated Plan.

Strategy	Priority	PY 2004 One-Year Plan of Action, Proposed Accomplishment
Preserve and enhance neighborhoods throughout the city.	Priority 1	The city plans to make \$15,000 in General Fund resources available for Neighborhood Enhancement Matching Grant Projects during the upcoming year. Access to this program requires a 50/50 private match on the part of the neighborhood. Neighborhoods are limited to \$3,000 per year for an eligible project.
Continue to work proactively in securing additional resources to meet community infrastructure needs.	Priority 1	The city plans to allocate approximately \$130,000 in FY 05 General Funds for neighborhood enhancement initiatives across the community. This funding provides operating and capital funds for the Community Development Office.
Establish a more proactive municipal presence in older neighborhoods across the city.	Priority 1	The city plans to allocate approximately \$130,000 in FY 05 General Funds for neighborhood enhancement initiatives across the community. This funding provides operating and capital funds for the Community Development Office.
Establish a reinvestment plan for the reconstruction and/or enhancement of infrastructure in older neighborhoods throughout the community.	Priority 1	The city continues to work on the establishment of a reinvestment database for all infrastructure projects. This database assists in the city's overall efforts to create a comprehensive reinvestment plan. This effort is on-going.
Proactively replace or construct sidewalks in predominately lower-income neighborhoods.	Priority 2	<i>The city has allocated \$922,653 in PY 2004 CDBG resources to address this priority. This allocation represents the second phase of a multi-year public infrastructure reinvestment plan in the Holiday Park Neighborhood.</i>
Proactively replace and construct drainage improvements in predominantly lower-income neighborhoods.	Priority 2	No action currently planned on this item during the upcoming year.
On an as needed basis, assist in the rehabilitation of community facilities that principally serve lower income citizens.	Priority 2	No action currently planned on this item during the upcoming year.
Replace or construct new sewer lines and water mains in predominantly lower income neighborhoods.	Priority 3	The city has allocated approximately \$1.5 million in Utility Fund resources to address this priority in the Holiday Park Neighborhood during PY 2003. This neighborhood is located in the city's CDBG Target Area.

Housing Strategies and Priorities

The following list of goals and priorities were developed in partnership with the community during the preparation of the 2004-2009 Carrollton Consolidated Plan. A complete discussion of the housing situation in Carrollton can be found on pages 41 – 72 of the city’s Consolidated Plan.

Strategy	Priority	PY 2004 One-Year Plan of Action, Proposed Accomplishment
Increase opportunities for first-time homebuyers.	Priority 1	The city continues to partner with Dallas County and the Denton Housing Finance Corporation to provide first-time homebuyers assistance in Carrollton. The city will continue to market both programs over the coming year.
Create opportunities for elderly and disabled homeowners to make home repairs that represent a risk to their health and/or safety.	Priority 1	The city maintains a close working relationship with Senior Adult Services (SAS), the major elderly service provider in Carrollton. SAS currently administers a program that addresses this need. Future plans include developing a Section 202 application for elderly housing development in Carrollton.
Preserve and enhance the existing stock.	Priority 2	No action currently planned on this item during the upcoming year.
Promote the construction of affordable housing throughout the city.	Priority 3	In 2001, the city completed an “Analysis to Impediments to Fair Housing Choice” study. No overt barriers to affordable housing were identified during that process. The City will continue to promote educational opportunities on this subject.
Promote a diverse housing stock that is affordable for all income segments of the population.	Priority 3	In 2001, the city completed an “Analysis to Impediments to Fair Housing Choice” study. No overt barriers to affordable housing were identified during that process. The City will continue to promote educational opportunities on this subject.
Educate owners and first-time homebuyers on the hazards and safe handling of lead-based paint.	Priority 1	The city will continue to promote educational opportunities on this item.
Educate the general citizenry about fair housing laws and choice.	Priority 1	In 2001, the city completed an “Analysis to Impediments to Fair Housing Choice” study. No overt barriers to affordable housing were identified during that process. The City will continue to promote educational opportunities on this subject.
Continue to affirmatively further fair housing in Carrollton.	Priority 1	In 2001, the city completed an “Analysis to Impediments to Fair Housing Choice” study. No overt barriers to affordable housing were identified during that process. The City will continue to promote educational opportunities on this subject.

Priority Population Strategies and Priorities

The following list of goals and priorities were developed in partnership with the community during the preparation of the 2004-2009 Carrollton Consolidated Plan. A complete discussion of the priority population situation in Carrollton can be found on pages 101-113 of the city's Consolidated Plan.

Strategy	Priority	PY 2004 One-Year Plan of Action, Proposed Accomplishment
Strengthen and enhance partnerships between the City of Carrollton and local social service providers.	Priority 1	The city plans to allocate \$200,000 in FY 05 General Fund resources for the provision of social service services to low income citizens of Carrollton. A detailed break down of this amount is provided on page 16 of this plan. <i>In addition, the city plans to allocate \$107,073 in PY 04 CDBG funds for grant administration and planning to further work toward the implementation of this strategy.</i>
Provide technical assistance and support to local service agencies in order to secure additional resources and thus allow them to better meet the needs of the populations they serve.	Priority 1	Over the coming year, the city will continue to make knowledgeable staff available to the social service agencies currently operating in Carrollton for technical advice and expertise. <i>In addition, the city plans to allocate \$107,073 in PY 04 CDBG funds for grant administration and planning to further work toward the implementation of this strategy.</i>
Promote self-sufficiency strategies and plans among service providers.	Priority 2	Over the coming year, the city will continue to make knowledgeable staff available to the social service agencies currently operating in Carrollton for technical advice and expertise. <i>In addition, the city plans to allocate \$107,073 in PY 04 CDBG funds for grant administration and planning to further work toward the implementation of this strategy.</i>
Seek increased involvement from regional service providers that do not currently have an active presence in Carrollton.	Priority 2	The city has made a concerted effort to seek inclusion in regional social service provider networks. Over the coming year, the city will continue to seek involvement in a regional approach to social service problem solving. <i>In addition, the city plans to allocate \$107,073 in PY 04 CDBG funds for grant administration and planning to further work toward the implementation of this strategy.</i>
Promote an environment conducive to cooperation between all social service providers.	Priority 2	Over the coming year, the city will continue to make knowledgeable staff available to the social service agencies currently operating in Carrollton for technical advice and expertise. <i>In addition, the city plans to allocate \$107,073 in PY 04 CDBG funds for grant administration and planning to further work toward the implementation of this strategy.</i>
Conduct and maintain an ongoing methodology to assess social service needs in the community.	Priority 3	No action currently planned on this item during the upcoming year.

Anti-Poverty Strategy

Over the coming year, the city will continue to work toward the implementation of the following actions in an attempt to reduce the overall number of persons living in poverty in Carrollton:

- ❖ Coordinate local resources to increase educational opportunities for low-income persons in order to improve their ability to earn better wages.
- ❖ Promote tuition assistance programs, in-house college courses and other means to higher education.
- ❖ Improve the linkage between job training programs and local job creation efforts to attract jobs that pay above minimum wages and provide people with the ability to service a home mortgage.
- ❖ Promote financial counseling and classes on budgeting and money management.
- ❖ Promote linkages between housing, employment and educational systems and/or facilities.
- ❖ Promote programs and training that help families-in-need to become more self-sufficient.

In addition, the Community Development Office will provide technical assistance and information to private and public organizations that seek to provide affordable housing and support services to residents of Carrollton.

The city will also promote and continue to emphasize the need for greater coordination between all of the agencies active in Carrollton so as to minimize the duplication of efforts. Cooperative efforts in applying for available funds will be initiated between public and private housing providers so as to maximize the potential for being awarded funds by the State and Federal Government. Efforts to enhance coordination between the public and private sector will insure that needs are being properly addressed and that resources are being maximized.

Other Proposed Projects/Activities

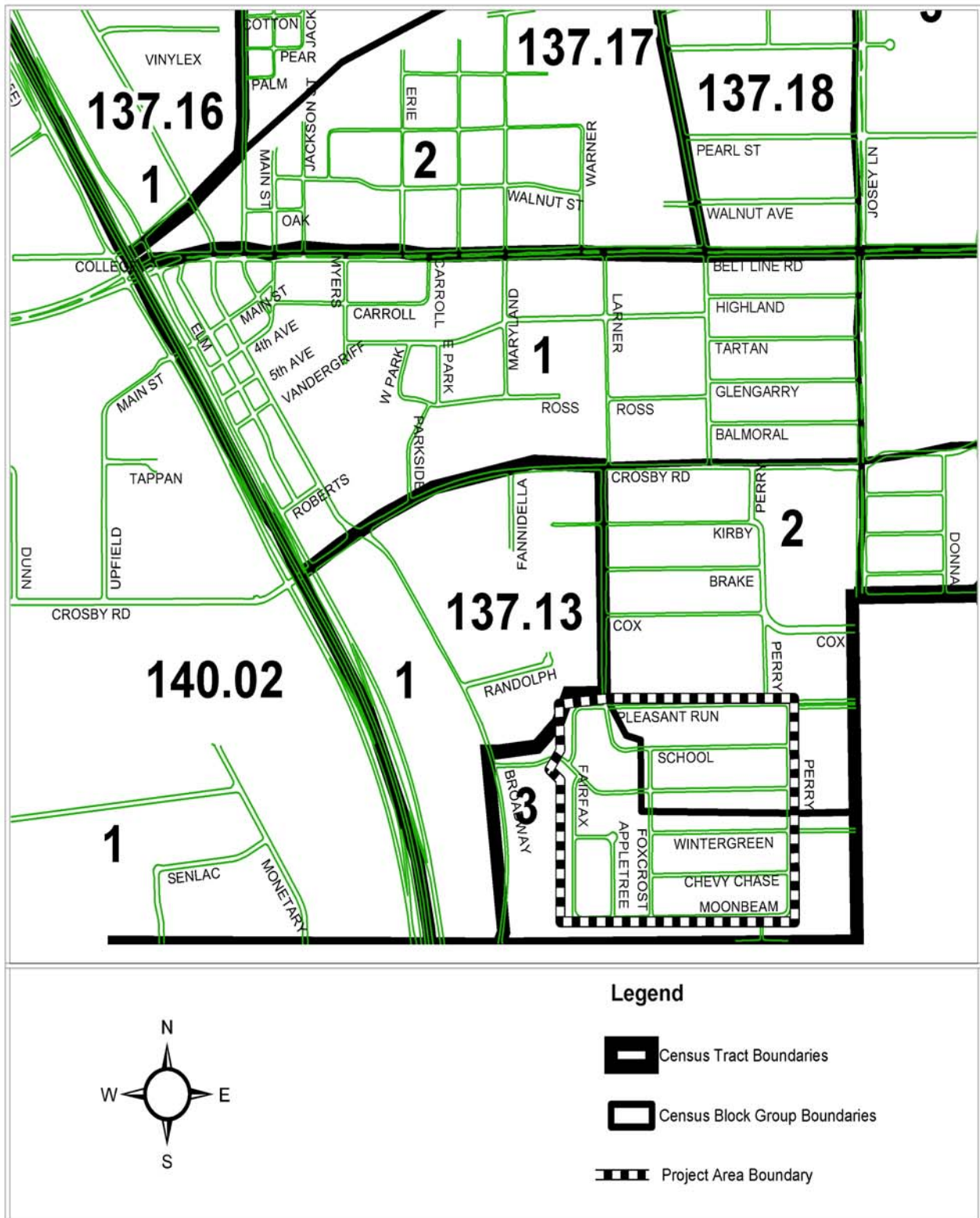
During the 2004 program year, the City of Carrollton plans to undertake additional activities to address local social service objectives and strategies as identified in the 2004-2009 Consolidated Plan. These proposed activities would be funded from the General Fund and a current budget of \$220,000 is being considered for the coming fiscal year. All of the agencies identified below predominantly serve persons of low-to-moderate income.

Organization	Type of Service*	Amount Requested
AIDS Services of North Texas	Medical Services	\$5,000
Bea's Kids	Youth Services & Counseling	\$5,000
Boy's & Girls Clubs of Denton County	Youth Services	\$5,133
CASA of Denton County	Youth Advocacy & Counseling	\$2,856
Children's Advocacy Center for Denton Co	Youth Services & Counseling	\$10,000
Denton Co Friends of the Family, Inc.	Family Services & Counseling	\$5,000
The Family Place	Family Services	\$10,000
Keep Carrollton Beautiful	Community Beautification	\$12,500
Metrocrest Family Medical Clinic	Medical Services	\$7,000
Metrocrest Social Services	Homeless and Crisis Services	\$74,700
Mosaic	Elderly Services and Assistance	\$10,000
Senior Adult Services	Elderly Services and Assistance	\$135,000
Special Care & Career Services	Family Services	\$14,300
Total Requests		\$296,489

* See Appendix 5 for specific descriptions of the services and activities offered by each agency.

Currently, the Community Services Committee (a subcommittee of the Carrollton City Council) is formulating a recommendation to the City Council on the requests identified above. The full City Council will consider all requests and establish a budget for these activities in September 2004.

Figure 17: Proposed Project Area



Source: U.S. Census Bureau

Other Program Requirements

Monitoring Standards and Procedures

The City of Carrollton completes an annual analysis of the strategies and objectives as stated in the 2004-2009 Consolidated Plan with actual program accomplishments. Based on the analysis the city considers making changes or updates to the adopted Consolidated Plan.

Programs and projects administered and implemented by the City of Carrollton are monitored on a daily basis. Staff maintains project ledgers on individual projects to ensure that all required procedures have been observed and completed. A year-end report that details expenditures, revenue, beneficiary information and major accomplishments is also required for all programs and projects.

In October 2001, the city introduced increased reporting standards and procedures as a condition of all contracts with the city for the provision of social services. To date, these reporting standards have allowed the city to be more strategic in the allocation of social service funding. Future funding from the General Fund for these services will be assessed annually based on the performance of each service provider.

Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing – The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and action in this regard.

Anti-Displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace – It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about-
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will-
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notify the employer in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying – To the best of the jurisdiction’s knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, 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 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, it will complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions; and
3. It will require that the language of paragraph (n) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction – The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan – The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 – It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Par 135.

Signature/ Authorized Official

August 9, 2004

Date

City Manager

Title

Specific CDBG Certifications

The entitlement community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570.)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of funds – It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) '04, '05, & '06, 3 years (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements

financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance With Anti-discrimination Laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), implementing regulations.

Lead-Based Paint – Its notification, inspection, testing and abatement procedure concerning lead-based paint will comply with the requirements of 24 CFR 570.678;

Compliance with Laws – It will comply with applicable laws.

Signature/ Authorized Official

August 9, 2004

Date

City Manager
Title

Appendix to Certifications

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

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.

B. Drug-Free Workplace Certification

1. By signing and/ or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify.)
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).

8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)
City Hall, 1945 E Jackson Road, Carrollton, Texas 75006

Check if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I and V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

(i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

Implementing, Administering and Monitoring the Community Development Process

To develop the mission statement, priorities, programs and services identified in the Carrollton Consolidated Plan, staff researched numerous reports, documents and plans, interviewed members of various boards, committees and commissions, spoke with staff in departments throughout the city, and interacted with many neighborhoods and individuals in the community. Carrollton is fortunate in that citizen participation in the decision-making process has been strongly emphasized for many years.

Information derived from all of these sources has been incorporated into this document. In addition, the statements, priorities and programs as outlined in earlier sections of this document have been offered for review to all of the entities that have participated in the process. Public comments received on this Plan are included in the appendices. Approval by the City Council and any changes required as a result of citizen input has been made prior to the document's submission to HUD.

Assessment of the Development Environment

Currently, it does not appear that Carrollton experiences any major developmental barriers to the construction of affordable housing. On the contrary, Carrollton has traditionally been a proponent of growth and of affordable housing. For example, impact fees are limited to new development citywide and are reasonable in rate; there are no "slow growth" or "no growth" ordinances in effect; and the current Zoning Ordinance allows for residential construction of single-family homes with a minimum dwelling unit area of 1,200 square feet and multi-family units with a minimum average floor area of 800 square feet per development. Under the Ordinance, a minimum of a 5,000 square foot lot is allowed. This allowance is important especially as the city begins to address the challenge of in-fill housing in older neighborhoods throughout the community.

Carrollton's subdivision regulations provide for standard infrastructure and do not vary from area to area unless specified in a Planned Development (PD) or in more restrictive zoning districts. In these cases, more restrictive development standards may apply with regard to setbacks and masonry requirements.

As long as building code requirements are met, most housing types can be built in Carrollton. The Zoning Ordinance allows for single-family, duplex, triplex, quadraplex, townhouse, mobile home, apartment and extended-stay hotels.

Generally, the ratio of parking spaces per unit in Carrollton is 2 off-street spaces per unit of housing. The ratio applies to both single-family and multi-family units and the standards are applicable citywide.

Institutional Structure and Inter-Agency Cooperation

Implementing the Carrollton Consolidated Plan will require the participation and efforts of many different organizations. The organizations that will participate in the successful implementation of this Plan fall into five broad categories: public agencies, businesses, not-for-profit organizations, churches and schools.

The responsibility of leadership for the city's implementation of this Plan rests on the City of Carrollton and more specifically with the Community Development Division. The Division will coordinate the endeavors of the entities as related to this Plan, make periodic progress reports to federal, state and local governmental bodies, provide technical assistance to local non-profit organizations and encourage businesses to partner with the city in the community development process.

Other regional and State public agencies that are anticipated to be actively involved in the implementation of the Carrollton Consolidated Plan include: North Texas Council of Governments; the Dallas Area Agency on Aging; Texas Department of Human Services; Texas Department of Commerce; Texas Employment Commission; and the Texas Department of Housing and Community Affairs.

In addition to the public agencies previously mentioned, there are several local boards and commissions, including the Planning and Zoning Commission, Capital Improvements Plan Advisory Committee, Neighborhood Advisory Commission, Youth Task Force, Wildlife and Environmental Advisory Committee, Parks and Recreation Board, and Historic Preservation Advisory Committee, whose involvement is critical to the successful implementation of the Plan.

Not-For-Profit Organizations

The involvement and efforts of local-not-for-profit organizations are integral to realizing the ambitious goals outlined in this strategy: Metrocrest Social Services; Kiwanis Club; Exchange Club; Rotary Club; Senior Adult Services; Habitat for Humanity of Greater Dallas; the Salvation Army; the Carrollton/Farmers Branch Boys and Girls Club; Easter Seals Foundation; Carrollton Country Fair Association; Child Protective Services; The Family Place-Metrocrest Center; Head Start of Greater Dallas; Old Downtown Carrollton Association; the Pastoral Counseling and Education Center; etc.

Major sources of volunteer labor and support for this endeavor are the city's churches, schools, neighborhood associations, and civic service groups. Not only will these groups provide much needed direct assistance to citizens in need, but more importantly they, by the nature of their regular activities, will significantly increase the level of citizen awareness and involvement in the implementation of this Plan.

Private Sector

It is anticipated that a large and diverse group of businesses will also be involved in this effort. The success of the implementation will require the active participation of lenders, developers, contractors, suppliers and other private sector entities. Both the first-time homebuyers program and the volunteer home maintenance program are attractive to participation from local businesses and corporations.

Overcoming Gaps

The capacity of the city's institutional structure to implement the Consolidated Plan is substantial and it is anticipated that it will be completed in a timely fashion. The city will communicate and coordinate with HUD on a regular basis regarding housing and community development assistance provided within the City of Carrollton. This initiative has already been implemented and should strengthen the city's capacity to carry out this Plan.

Monitoring Standards and Procedures

A key element in assuring the success of the projects and programs detailed in the Consolidated Plan is maintaining close communications with all of the city's partners in this endeavor. The City of Carrollton is, of course, required by Federal regulation to monitor the activities of all subrecipients utilizing grant funds from the city.

Just as important as this policing responsibility, however, is the need for city staff to remain positively involved with service providers throughout the community, assisting in the resolution of problems, overcoming obstacles and removing barriers that may impede the ability of the entities to achieve the objectives identified in this Plan. The City of Carrollton and the recipient will agree mutually, in writing, on the purpose of the funded project, and that commitment will become the underlying basis for the activities in the monitoring process.

Subrecipient agreements, in the form of signed contracts, are the primary documents that shall structure the formal relationship between the city and benefiting entity. Each contract will contain the following items: a statement of commitment to comply with the appropriate Consolidated Plan priority; any certifications necessary to comply with Federal, State, local or any other funding agency requirements; a clear, concise statement of conditions, requirements and performance criteria which the subrecipient has agreed to fulfill; a statement of timeliness of accomplishments; a statement of reporting requirements; attachments detailing regulations and guidelines for the eligibility of cost items and expenditure of funds, including procedures for request for reimbursement; requirements for necessary audits; provisions for reversion of assets in the event of default or cancellation of the agreement; and other requirements as consider appropriate by the City of Carrollton.

A simple and concise file will be created for each project. The file will be actively maintained for as long as the agreement is in effect and for any statutory retention period. Each file will contain a copy of the agreement, a checklist of objectives with notes on accomplishments, billing and payout records, comments on project timeliness, and all correspondence between the city and the subrecipient.

Reviews will be completed periodically and as determined by the city. An on-site monitoring visit will be conducted twice a year with the subrecipient, this even though the city is only required by regulation to complete one annual monitoring visit of the entity. The monitoring visit will consist of the following: financial monitoring; compliance monitoring; and required records and reports review. In circumstances of budgetary constraints, staff shortage or scheduling conflicts the subrecipient may be granted a conference at city offices in lieu of an on-site visit. However, city staff will commit to at least one on-site monitoring visit per subrecipient per year.

Citizen Participation Plan

Citizen Participation Plan

The City of Carrollton seeks to solicit as much citizen participation in the community development process as possible. Toward that end, the city has developed and adopted the following Citizen Participation Plan.

Goal:

Establishment of a procedure to afford citizens of Carrollton with the opportunity to participate in an advisory role in developing, implementing, amending, and assessing the Carrollton Consolidated Plan.

Plan Objectives:

The objectives of the this plan include:

Provide and encourage general citizen participation, with particular emphasis on participation by persons of low and moderate income living in areas in which Federal funds are proposed to be used, and provide and encourage participation of minorities, non-English speaking persons and persons with disabilities; and

Provide and encourage citizen participation from Carrollton citizens utilizing assisted housing programs funded by area entities; and

Provide for a minimum of two (2) public hearings per year to obtain citizen opinions and views (written and/or oral) and to respond to proposals and inquiries; the City of Carrollton shall respond in a timely manner (within 15 working days when practical) to written and verbal citizen comments and complaints at all stages, including during the development and/or amendment of the Consolidated Plan; the hearings will address housing and community development needs, the review of proposed activities, proposed amount of assistance, and review of program performance; one of the hearings will be held prior to publication of the proposed Consolidated Plan; and

Provide for hearings to be held after adequate notice (a minimum of two weeks), at times and locations convenient to potential or actual beneficiaries, and with accommodations for the disabled (citizens will be notified through local newspapers); and

Provide for public hearings to be conducted in a setting conducive to participation by all citizens of Carrollton by considering all public comments, written or oral, in preparing the final Consolidated Plan and attaching a summary of comments to the final or amended plan; and

Provide citizens, public agencies and other interested parties an opportunity to examine the contents and substantial amendments to the Citizen Participation Plan and the Consolidated Plan and to submit comments; the Plan shall be made public; and the Citizen Participation Plan will be in a format accessible to persons with disabilities upon request; and

Provide citizens, public agencies, and other interested persons with reasonable and timely access to information, including the amounts of assistance expected to be received (including grant funds

and program income), the range of activities that may be undertaken, amounts relating to the proposed use of and the previous actual use and amount of funds to benefit low and very low-income persons, and the provision of assistance to minimize displacement; and to assist any persons displaced; and

Provide for publication of a summary of the proposed Consolidated Plan in one or more newspapers of general circulation and the provision for public review of the Plan at public facilities to solicit citizen comments for a 30-day period prior to submittal to HUD; the summary will describe the contents and purpose of the Consolidated Plan and will include a list of locations where copies of the entire proposed Consolidated Plan may be examined; and

Make copies of the Consolidated Plan available upon request; and

Provide for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan; and

Provide for interpreters to meet the needs of non-English-speaking residents at public hearings where a significant number of non-English-speaking residents can be expected to participate; and

Provide citizens with reasonable notice and an opportunity to comment on performance reports. Reasonable notice shall be defined as four (4) weeks prior to submission to HUD, with no less than fifteen (15) days for comments on the performance reports. The comments received shall be considered in preparing the performance report. A summary of the comments or views shall be attached to the performance report.

City Council

The City Council is responsible for adopting the Carrollton Consolidated Plan, which will include the Community Development Block Grant (CDBG) and other HUD-funded programs. Nothing included within this Plan should be construed to restrict the responsibility and/or authority of the City Council.

Duties and Responsibilities:

The objectives of this plan as related to the City Council shall be as follows:

Hold at least one (1) annual public hearing on the Consolidated Plan.

Provide for and encourage citizen input regarding the development of the Consolidated Plan, the Community Development Block Grant (CDBG) and other HUD-funded programs.

Solicit and encourage citizen input regarding any aspect of the progress and performance of the city's CDBG program or any other HUD-funded programs.

Approve and adopt the Consolidated Plan after receiving and considering comments from the public.

Approve any substantial changes or amendments to an adopted plan, program or activity requiring HUD approval.

Neighborhood Advisory Commission (NAC)

The membership of the Neighborhood Advisory Commission (NAC) serve in an advisory capacity to the City Council and formulate recommendations to the City Council after receiving and reviewing citizen and staff proposals/comments on CDBG and other HUD-funded programs. The NAC is the lead citizen body in the development of the Carrollton Consolidated Plan.

Duties and Responsibilities:

The duties and responsibilities contained in this Plan as related to the Neighborhood Advisory Commission (NAC) shall be as follows:

Hold at least one (1) annual public hearing on the Consolidated Plan.

Review the CDBG budget as presented by staff and make a recommendation to City Council accordingly; and

Formulate recommendations to the City Council for the development of a viable CDBG Program that facilitates accomplishing the goals and objectives of the Consolidated Plan; and

Foster and enhance citizen participation in the development, implementation, and assessment of the Carrollton CDBG Program.

Community Development Division

The Community Development Division shall be the lead entity responsible for the implementation of the Citizen Participation Plan and for the administration of the Consolidated Plan, Community Development Block Grant, and any other HUD-funded programs.

Duties and Responsibilities:

Inform the public on HUD-funded programs and citizen participation procedures through the local media and/or through neighborhood meetings, especially in areas requesting such meetings; and

Administer and maintain all of the documentation related to the Consolidated Plan, CDBG and other HUD-funded programs, including public hearings; and

Advise and assist the Neighborhood Advisory Commission (NAC) and City Council on the administrative aspects of the Consolidated Plan, HUD-funded programs, and public hearings; and

Conduct a public hearing for the Consolidated Plan and formulate a viable plan for City Council consideration after consultation with service providers, agencies, non-profits and interested citizens; and

Review and implement minor changes to an adopted Consolidated Plan, HUD-funded program and/or activity requiring HUD approval; and

Review and formulate recommendations from submitted proposals to the NAC on the CDBG Program, which will ensure compliance with the Consolidated Plan; and

Publish notices of public hearings/meetings and notices of availability of plans, reports and summaries, as per local, state and federal requirements.

Citizen Participation Process

The City of Carrollton Consolidated Plan will be developed in five (5) stages to encourage and allow full citizen participation. The stages of development are as follows:

Planning:

Public hearings and/or meetings will be conducted to provide appropriate and timely information to citizens, public agencies, service providers, non-profits, neighborhood associations and other interested persons to heighten public awareness and to solicit initial input in the assessment and identification of community needs in Carrollton.

Development:

Public hearings or meetings will be held to receive and consider citizens, non-profits, public agencies, or other interested individuals' comments and/or proposals during the development of the Consolidated Plan and the proposed use of funds for various programs.

Amendment:

Provide citizens reasonable notice of and opportunity to comment on any substantial change or amendment to an adopted Consolidated Plan and/or HUD-funded program or activity that requires HUD approval. A substantial change or amendment shall be defined as any change that has a twenty-five percent or greater impact on an approved budget. Citizen input will be solicited and encouraged during any hearing or meeting. Publication of a substantial amendment will be made in a local newspaper.

Implementation:

Coordination with interested citizens, service providers and public agencies on implementation of approved activities will insure full participation by interested citizens and/or groups.

Assessment:

Public input will be solicited at all meetings and at public hearings, allowing citizen input on the progress and performance of the CDBG and other HUD-funded programs. Citizens will be encouraged to submit comments and Community Development staff will provide responses to written comments or complaints within fifteen (15) working days.

Severability

If any provision of this Citizen Participation Plan or its application thereof to any person or circumstance is held invalid, such invalidity shall not affect the other provisions or applications which can remain in effect without the invalid provisions. To this end, the provisions of the Citizen Participation Plan are severable.

Appendices

Appendix 1:

Glossary of Terms

Glossary of Terms

Affordable Housing – Defined as housing where the occupant is paying no more than 30 percent of his or her gross income for housing costs.

Assisted Housing – Housing which is subject to restrictions on rents as a result of one or more governmental subsidies.

Barrier-Free Housing – Housing in which persons who are disabled may live without the need for physical assistance.

Community Development Block Grant (CDBG) – An annual entitlement grant of Federal dollars to the City of Carrollton. These funds are spent on activities that primarily benefit low and moderate income citizens.

Community Reinvestment Act (CRA) – Federal legislation which requires lending institutions to disclose the location of their lending activities by census tract and to demonstrate how they are meeting the credit needs of the communities in which they are located.

Continuum of Care – A comprehensive system for moving individuals and families from homelessness to permanent housing by providing specialized assistance (e.g., job training, psychological counseling, budget counseling, education, etc.)

Cost Burden – The extent to which gross housing costs, including utilities, exceed 30% of the householder's gross income, based on data published by the U.S. Census Bureau.

CPP – Citizen Participation Plan

CP – Consolidated Plan for Housing and Community Development

CHAS – Comprehensive Housing Affordability Strategy

Elderly – A person who is at least 62 years of age.

Emergency Shelter – Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific segments of the homeless population.

ESG – Emergency Shelter Grant

Extremely Low-Income - Persons whose income falls below 30% of the median income for the area.

EZ/EC – Empowerment Zone/Enterprise Community

Fair Housing Act – Federal legislation that provides for equal opportunity for everyone in the sale, rental and financing of housing and prohibits discrimination on the basis of race, color, religion, handicap status, sex, age, familial status or national origin.

FEMA – An acronym for the Federal Emergency Management Agency, which is an agency that administers funds to emergency service organizations for response to emergency situations.

Frail Elderly – An elderly person who is unable to perform (unassisted) a minimum of three activities required for daily living, including eating, dressing, bathing, grooming and/or household management activities.

Household – One or more persons occupying a given housing unit (Census Bureau).

HOPWA – Housing Opportunities for People With AIDS

HPAC – Historic Preservation Advisory Committee

HUD – United States Department of Housing and Urban Development

Low Income – Households whose income is below 80% of the area median income for the area.

Middle Income – Households whose income is between 96% and 120% of the median income for the area.

Moderate Income – Households whose income is between 81% and 95% of median income.

Multi-Family Housing – Housing units including apartments, condominiums, triplexes and quadraplexes. Single-family units are typically detached and located in individual lots, while multi-family units are generally attached and share a common lot. Housing type should not be confused with ownership; multi-family units may be owner-occupied and single-family homes may be renter-occupied.

NAC – Neighborhood Advisory Commission, a citizen advisory board appointed by the Carrollton City Council.

NCTCOG – North Central Texas Council of Government

N.O.T.I.C.E. – Neighborhood Oriented Targeted Infrastructure & Code Enforcement. A comprehensive program to improve neighborhoods by targeting financial resources for the design and implementation of all necessary street, alley, sidewalk, water and sewer line projects.

OMB – The Federal Office of Management and Budget

Other Low Income - Households whose income is below 80% of the area median income for the area.

SAS – Senior Adult Services, a local not-for-profit that serves the elderly population of Carrollton.

Self-Sufficiency – Concept referring to programs designed to provide support services to enable participating individual and families to achieve economic independence.

Severe Cost Burden – The extent to which gross housing costs, including utility costs, exceed 50 percent of the householder's gross income.

Single-family Housing – Housing units including conventional homes as well as patio homes, townhomes and duplexes.

Small Related Household – A household of two to four persons which includes at least one person related to the householder by blood, marriage or adoption.

SRO – Single Room Occupancy

Substandard Housing, Not Suitable for Rehabilitation – Dilapidated housing that does not provide safe and adequate shelter and its present condition endangers the health, safety or well-being of the occupants. Examples of critical defects include holes; open cracks; sagging, rotted, loose and/or missing material over a large area of the foundation, walls or roof. A structure may be classified as substandard and not suitable for rehabilitation if an excessive number of intermediate (see below) defects are present.

Substandard Housing, Suitable for Rehabilitation – Housing units that require more repairs than would be provided in the course of regular maintenance. Examples of intermediate defects include: holes; open cracks; sagging, rotted, loose, and/or missing material over a small area of the walls, foundation or roof; several broken or missing window panes; broken or loose stairs or porch railings.

Supportive Housing – Housing that has a supportive environment and includes a planned service component.

Supportive Housing Services – Services provided to residents of supportive housing for the purpose of facilitating the independence of residents.

Transitional Housing – A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living.

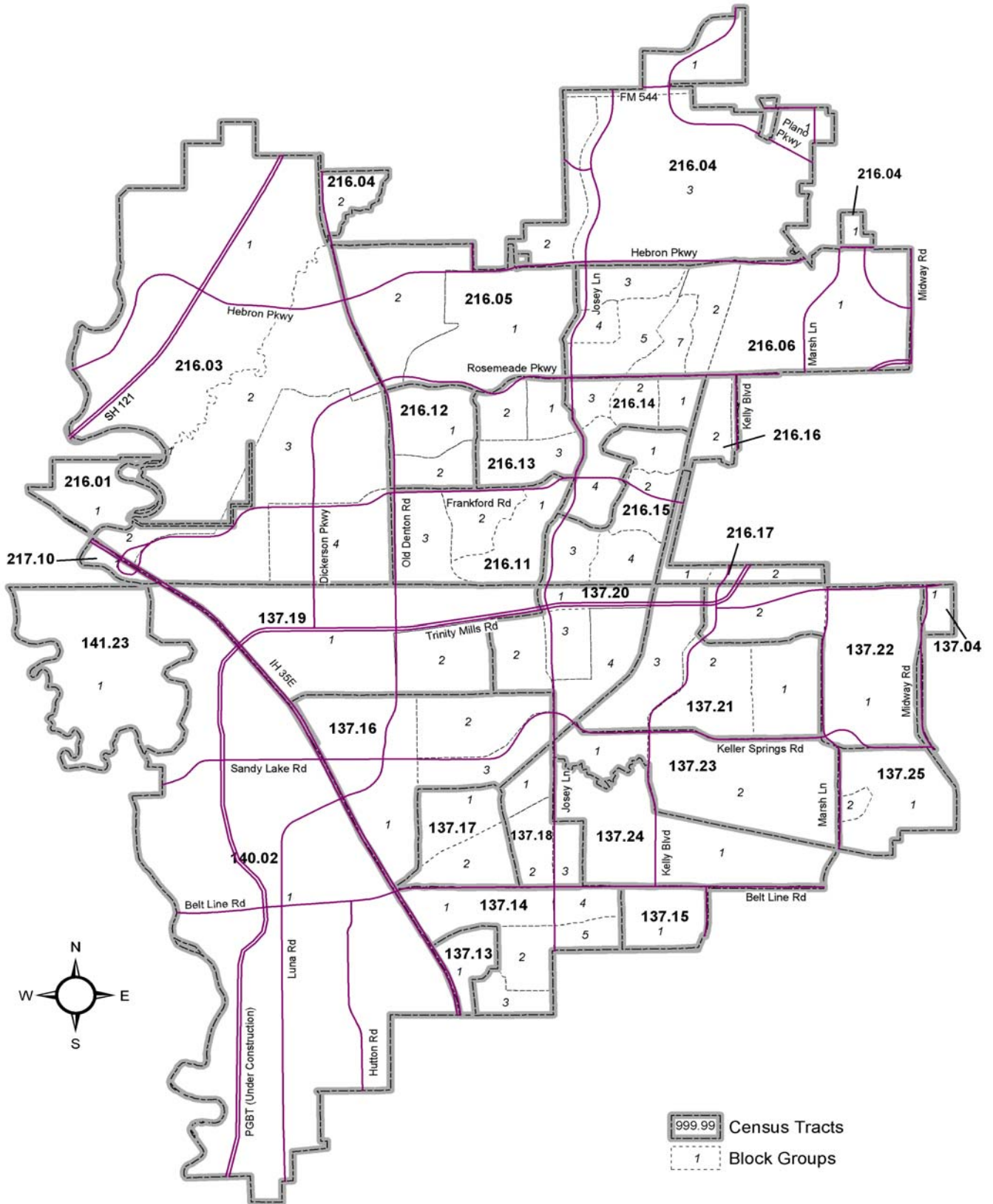
Unsheltered Homeless – Families and/or individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys, etc.)

Very Low Income – Persons whose income falls below 50% of the median income for the area.

Appendix 2:

Accessory Maps

Figure 19: U.S. Census Tracts and Blocks, 2000



Source: U.S. Census Bureau

Appendix 3:

Public Comments

Neighborhood Advisory Commission (NAC) – Public Hearing – April 8, 2004

On April 8, 2004 the Neighborhood Advisory Commission (NAC) conducted a public hearing to solicit citizen input on community development needs and the proposed use of Program Year (PY) 2004 Community Development Block Grant (CDBG) funding.

Chairman Oldfield opened the PY 2004 CDBG Public Hearing and called for public input. There was none.

Commissioner Stewart made a motion, seconded by Commissioner Putnam, to close the public hearing. The motion passed unanimously (7-0). A discussion then ensued on potential community development projects.

Prior to or after the public hearing, the NAC received no written comments, ideas, or concerns on the potential use of PY 2004 CDBG funds.

On May 13th, 2004, the Neighborhood Advisory Commission (NAC) met to review and formulate a formal recommendation on the draft 2004-2009 Consolidated Plan and PY 2004 One-Year Plan of Action and Budget.

Commissioner Stewart made a motion to recommend forwarding the draft 2004-2009 Consolidated Plan and PY 2004 One-Year Plan of Action and Budget to the Carrollton City Council for approval. Commissioner Entrican seconded the motion. The motion passed unanimously (7-0).

City Council – Public Hearing – July 6, 2004

The Carrollton City Council held a public hearing on July 6, 2004 to receive comments on the 2004-2009 Consolidated Plan and the PY 2004 One Year Plan of Action.

Economic Development Manager David Gwin explained to those in attendance that the city will receive \$970,443 in PY 2004 CDBG funds, which Federal law requires to be utilized for the principal benefit of low- and moderate-income persons. Activities proposed in the PY 2004 CDBG budget are identified as priorities in the draft 2004-2009 Consolidated Plan. Mr. Gwin added that the Neighborhood Advisory Commission (NAC) voted 7-0 to recommend the 2004-2009 Consolidated Plan and the PY 2004 One Year Plan of Action for adoption by the City Council.

Mayor Stokes opened the Public Hearing and called for public input. There were no speakers.

Councilmember Marchant moved to close the public hearing and approve the Draft 2004-2009 Consolidated Plan and PY 2004 Community Development Block Grant (CDBG) One-Year Plan of Action and Budget. The motion was seconded by Councilmember Simons. The vote was cast 6-0 in favor of the motion.

Prior to the public hearing, the City Council received written comments from the City of Plano, Metrocrest Social Services, and The Family Place. Those comments have been incorporated into the Consolidated Plan. To review the specific comments, please contact the Community Development Office.

Appendix 4:

Citizens' Summary

(The following Citizens' Summary was published in its entirety in the May 28, 2004 edition of the *Northwest Morning News*.)

CARROLLTON TEXAS

2004-2009 CONSOLIDATED PLAN CITIZENS' SUMMARY

The 2004-2009 Consolidated Plan for Housing and Community Development represents a coordinated effort to address Carrollton's community development needs. It is the second to be developed by the city under guidelines established by the U.S. Department of Housing and Urban Development (HUD).

The Plan consolidates an assessment of Carrollton's community development needs, programs and policies and the application for Federal assistance for the Community Development Block Grant (CDBG) Program. The goal of this Plan is to integrate the physical, economic and social development needs of the community into a comprehensive and coordinated effort to ensure that all segments of the population can continue to work together to maintain and enhance the quality of life in Carrollton.

The Consolidated Plan allows the City of Carrollton, its governmental partners, service providers and citizens the opportunity to create a unified vision for community development. As this Plan is updated annually, the entities involved will become more integrated in achieving the city's desired community development goals and objectives.

Citizen Participation

The development of the Carrollton Consolidated Plan involved the collaboration and coordination of city staff, local social service providers, civic groups, elected officials, citizen boards, business organizations and representatives from neighborhoods across the city. The city's Community Development Office is the lead agency in the administration and implementation of the Plan. Two public hearings were held after being publicized in a local newspaper. In addition, copies of the draft Consolidated Plan were available for public review and comment 30 days prior to submission to HUD.

COMMUNITY PROFILE

The City of Carrollton is located in the heart of the Dallas-Fort Worth Metroplex, one of the fastest growing areas in Texas and the nation. Based on 2000 Census population figures, Carrollton is the ninth largest city in the D/FW Metroplex, the 22nd largest in the State of Texas, and 209th in the nation.

Carrollton currently encompasses 36.6 square miles and is located in the Dallas metropolitan area. The city lies in northwest Dallas County, southeast Denton County, and southwest Collin County, with 54.5 percent of the city's population residing in Denton County in 2000.

The affordability of housing, excellent schools, a comprehensive transportation system and the proximity of the community to major employment centers, all combine to make Carrollton a desirable community in which to live and work. In addition, Carrollton is increasingly becoming a more diverse, multi-cultural community.

The city's continuous growth in population has had the effect of heightening Carrollton's existing housing and economic development challenges. New housing construction and a general increase in employment opportunities have served to lessen the impact of the low- and moderate-income population continuing to grow in proportion with other income groups.

HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Housing Needs

In Carrollton, there are 2,600 renter-occupied households classified as very low income (household income less than or equal to 50% of the area median family income). Approximately 38.0% of the 13,448 renter-occupied households in Carrollton have one or more housing problems. Housing problems may include any combination of the following:

Cost burden greater than 30% of income;
Overcrowding; or
Without complete kitchen or plumbing facilities.

Although Carrollton's 25,599 owner-occupied households generally have higher incomes than renters do, 20.4% of owner-occupied households report some housing problems. There are only 1,588 or 6.2% of owner-occupied households classified as very low-income.

Housing Market Conditions

According to the 2000 U. S. Census, Carrollton has a total of 42,111 housing units. Of the occupied units, 34.2% are rental units and 65.8% are owner-occupied. Vacant housing units account for 3.9% of the total housing units. The median value of owner-occupied housing units in Carrollton is calculated at \$111,941. The average cost of rental housing in Carrollton, as per the 2000 U.S. Census, is \$734 per month. Both the average occupancy of owner-occupied units and the average number of persons occupying rental housing is 2.8 persons per unit.

Affordable Housing Needs

Of the 13,448 total renter households, 38.0% report some housing problems. The 1,217 households in the lowest income range report that 85.0% have some housing problems. Most of these households need rental assistance and affordable housing options. This population is greatly cost burdened in that 73.0% is paying more than 50% of household gross income for housing and 81.9% of this population is paying more than 30% of household gross income for housing.

Homeless Needs

Discussions and consultations with area homeless service providers revealed that the need for a more sophisticated and coordinated effort to address the needs of the homeless population is of paramount concern. The City of Carrollton will continue to assist local organizations in their

endeavor to provide assistance to the homeless and/or near homeless population in Carrollton. The needs of this population include assistance with counseling services, childcare, transitional housing, health care, drug and alcohol detoxification, classes on parenting skills, access to medical facilities and community-based family support centers.

Public and Assisted Housing Needs

The City of Carrollton does not own or maintain any public housing. Instead, the focus of the Consolidated Plan is to promote, foster and create opportunities for lower income residents to purchase homes that are affordable and thus minimize the need for this type of housing. The city also does not receive or administer funds for assisted housing. However, several surrounding communities do administer assisted housing programs to residents of Carrollton. Due to strict rules governing client confidentiality, the city has not been able to determine the actual number of housing vouchers and/or certificates that are currently being administered by external entities in Carrollton.

Barriers to Affordable Housing

There are no overt barriers to the development of affordable housing in Carrollton. The Carrollton Comprehensive Plan encourages the construction of numerous housing types and adoption of building codes and ordinances that promote affordable housing throughout the city. To date, there is no evidence that zoning regulations, building codes, lot size limitations, development fees, or tax rates have an adverse effect on the provision of affordable housing in Carrollton.

Fair Housing

Currently, the City of Carrollton does not have a Fair Housing Ordinance. In response to the findings of the city's "Analysis of Impediments to Fair Housing," the city will explore the development of an ordinance and other measures to further support fair housing.

Lead-Based Paint Hazards

Based on a formula provided by HUD, approximately 9,219 of the 14,383 housing units constructed before 1980 are at risk of having lead-based paint hazards present. The 2000 Census indicates that the city has 514 rental units built before 1980 occupied by households with incomes below poverty level. Additionally, the 2000 Census indicates that there are 303 units built before 1980 in Carrollton owned and occupied by households with incomes below poverty level. Because elevated blood lead levels are more commonly found among children living in poverty, the children in these 817 households are considered to be at highest risk for lead poisoning.

Community Development Needs

Community development needs with the highest priority include infrastructure, housing reinvestment and the enhancement of community facilities. Other priorities include the strengthening of partnerships between the city and local social service providers and increasing opportunities for first-time homebuyers.

Coordination

Various agencies and organizations are responsible for implementing the Consolidated Plan. The city's Community Development Office will strive for efficient and effective coordination between all of the entities identified in the Plan. The city will also promote coordination and cooperation between the not-for-profit and for-profit sectors, including developers and financial institutions.

HOUSING AND COMMUNITY DEVELOPMENT STRATEGY

Housing and Community Development Objectives

Carrollton's housing and community development objectives include, but are not limited to the following:

- Enhancement and preservation of infrastructure and public facilities.
- Elimination of conditions that are detrimental to health, safety and public welfare.
- Preservation and enhancement of existing housing stock.
- Restoration and preservation of properties of special regard in terms of history, architectural style and/or aesthetics.
- Alleviation of physical and economic distress through the stimulation of private investment.

Housing Goals and Priorities

The following list of goals and housing priorities were developed in partnership with the community. It is anticipated that as the Consolidated Plan is implemented these priorities will be modified to reflect any challenges encountered.

Increase opportunities for first-time homebuyers. (Priority 1)

Create opportunities for elderly and disabled homeowners to make necessary home repairs to address issues that represent a risk to their health and/or safety. (Priority 1)

Preserve and enhance the existing housing stock. (Priority 2)

Promote the construction of affordable housing throughout the city. (Priority 2)

Promote a diverse housing stock that is affordable for all income segments of the population. (Priority 3)

Non-Housing Community Development Goals and Priorities

The following list of non-housing community development goals and priorities were developed in partnership with the community. It is anticipated that as the Consolidated Plan is implemented these priorities will be modified to reflect any challenges encountered.

- Preserve and enhance neighborhoods throughout the city. (Priority 1)
- Continue to work proactively in securing additional resources to meet community infrastructure needs. (Priority 1)
- Establish a more proactive municipal presence in older neighborhoods throughout the city. (Priority 1)
- Establish a reinvestment plan for the reconstruction and/or enhancement of infrastructure in older neighborhoods throughout the community. (Priority 1)
- Proactively replace or construct sidewalks in predominantly lower income neighborhoods. (Priority 2)
- Proactively replace streets and construct drainage improvements in predominantly lower income neighborhoods. (Priority 2)
- On an as needed basis, assist in the rehabilitation of community facilities that principally serve lower income citizens. (Priority 2)
- Replace or construct new sewer lines and water mains in predominantly lower income neighborhoods. (Priority 3)

Priority Populations Goals and Priorities

The following list of priority population goals and priorities were developed in partnership with the community. It is anticipated that as the Consolidated Plan is implemented these priorities will be modified to reflect any challenges encountered.

- Strengthen and enhance partnerships between the City of Carrollton and local social service providers. (Priority 1)
- Provide technical assistance and support to local service agencies in order to secure additional resources and allow them to better meet the needs of the populations they serve. (Priority 1)
- Promote self-sufficiency strategies and plans among service providers. (Priority 2)
- Seek increased involvement from regional service providers that do not currently have an active presence in Carrollton. (Priority 2)
- Promote an environment conducive to cooperation between all social service providers. (Priority 2)
- Conduct and maintain an ongoing methodology to assess social service needs in the community. (Priority 3)

Anti-Poverty Strategy

The City of Carrollton supports initiatives that provide citizens with opportunities to obtain or maintain self-sufficiency. Programs directed at realizing that goal include job training, childcare assistance, financial counseling, legal assistance, transportation assistance, etc.

PY 2004 ONE-YEAR ACTION PLAN

The City of Carrollton will receive \$970,443 in Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD) on October 1, 2004. In addition, the city anticipates receiving \$59,283 in PY 2003 program income from the leasing of office space to local social service agencies at the Gravley Center, a CDBG-funded facility. This program income will be programmed under the PY 2004 One-Year Plan of Action. According to Federal regulations, these funds must be utilized for the primary benefit of citizens of low- and moderate-income and must be expended in a planned manner.

The total amount to be programmed in PY 2004 is \$1,029,726. Planned allocation of these funds is as follows:

<u>Description</u>	<u>Allocation</u>
Phase II - Reconstruction of Sidewalks and Streets in the Holiday Park Neighborhood, which includes: 1600, 1700 and 1800 Blocks of Pleasant Run Road 1800 Block of Perry Road 1700 and 1800 Blocks of Moonbeam Lane 1800 Block of Fairfax Lane 1800 Block of Chevy Chase Drive 1800 Block of Burning Tree Lane 1800 Block of Foxcroft Lane	\$922,653

1800 Block of Appletree Lane
1800 Block of Wintergreen Road
1800 Block of School Road

Grant Administration & Planning	\$107,073
Total	\$1,029,726

In addition, the City of Carrollton plans to make approximately \$130,000 available for neighborhood programming and enhancements and an estimated \$220,000 available for social service programming in General Fund resources.

PUBLIC HEARING

Copies of the draft 2004-2009 Consolidated Plan are available for public review at City Hall (Department of Economic Development and Community Development Office) and on-line at www.cityofcarrollton.com. Upon review, the City Council cordially invites your comments, concerns and/or ideas on the draft Consolidated Plan and the potential use of CDBG funds.

The City Council will hold a public hearing at 7:00 p.m. on July 6, 2004 in the City Council Chambers on the 2nd Floor of City Hall, 1945 E Jackson Road, to receive your comments on the 2004-2009 Carrollton Consolidated Plan.

If you are unable to attend, you may submit written comments, concerns and/or ideas to the following address:

City of Carrollton
c/o David Gwin, AICP, CED
Community Development Office
1945 E Jackson Road
Carrollton, Texas 75006
Phone: 972-466-4215
Fax: 972-466-4882
E-mail: david.gwin@cityofcarrollton.com

Appendix 5:

Social Service Providers

The following is a listing and brief description of social service providers in which the City Council of Carrollton received requests for Fiscal Year 2005 funding:

AIDS Services of North Texas

Contact: Dr. Ronald G. Aldridge - Executive Director
4210 Mesa Dr, Denton, Texas 76207
Phone: 940-381-1501 Fax: 940-566-8059
E-mail: raldridge@aidstntx.org

- AIDS Services of North Texas is dedicated to decreasing the impact of HIV and AIDS on the rural and outer-urban communities of North Texas through prevention, care, and advocacy. Their team of volunteers and staff is committed to the empowerment of clients through a holistic approach to services delivered in a caring and nonjudgmental way. ASNT is a responsive organization striving to meet the changing needs of its clients and community.

Bea's Kids

Contact: Mr. Orlando Salazar - Vice President, Board of Directors
1517 Metrocrest, Apt. 129; Carrollton, Texas 75006
Phone: 972-417-9061 Fax: 972-417-9061 (Call First)
E-mail: beaskids@comcast.net

- Bea's Kids is a non-profit 501(c)(3) organization that has been serving underprivileged children and parents since 1990. Services include educational, cultural, recreational and sports programs and activities. The program also provides food, clothing and medical/dental care. Bea's Kids served over 150 children and 95 families in four apartment complexes located in Carrollton, Farmers Branch, Irving and Dallas, Texas. Bea's Kids leads a crusade against hunger, illiteracy, domestic strife, parental neglect, drugs, violence, gangs, school dropouts and poverty.

Boys & Girls Clubs of Denton County - Carrollton Unit

Contact: Mr. Barry Fisher - Executive Director
101 N. Austin Street, Ste 1, Denton, Texas, 76201
Phone: 940-243-2082 Fax: 940-243-2082
E-mail: bfisherbgc@aol.com

- For over a decade, Boys & Girls Clubs of Denton County has provided youth development programs and services. The mission of the Club is to inspire and enable all youth, especially those from disadvantaged circumstances, to realize their full potential as productive, responsible, and caring members of society. This is done through diverse programs and services designed to meet the needs and interests of all youth.

CASA of Denton County, Inc.

Contact: Ms. Sherri Gideon - Executive Director
P.O. Box 2885; Denton, Texas 76202-2885
Phone: 940-243-2272 Fax: 940-243-1605
Email: sgideon@casadenton.org

- CASA of Denton County, Inc. serves children (ages 0 to 18) who have been removed from their homes by Child Protective Services due to abuse or neglect. Their service area is Denton County and includes children from Denton County – Carrollton. CASA provides independent, objective guidance in court regarding the children's best interests and is a constant provider of support during that experience.

Children's Advocacy Center for Denton County

Contact: Mr. Dan Leal - Executive Director
1960 Archer Avenue; Lewisville, Texas 75077
Phone: 972-317-2818 Fax: 972-317-6989
Email: dan@cacadentonco.org

- This is a child-friendly environment for joint child abuse investigations by police and Child Protective Services. Some of the functions include video-taped interviews, comprehensive therapy services, information and referral and facilitation of joint investigations. The center houses nine professionals involved in investigations, including a Carrollton Police child abuse investigator.

Denton County Friends of the Family, Inc.

Contact: Ms. Jane Ogletree - Executive Director
1400 Crescent , Suite 5; Denton, Texas 76202
Phone: 940-387-5131 Fax: 940-383-1816
Email: jane@dcfof.com

- Denton County Friends of the Family provides services to residents of Denton and Dallas County. The types of services include temporary shelter, 24-hour crisis hotline, assault and violence recovery programs, family services and parenting, community outreach, education and advocacy, as well as a thrift shop.

The Family Place

Contact: Ms. Paige Flink - Executive Director
P.O. Box 7999, Dallas, Texas 75209
Phone: 214-559-2170 Fax: 214-443-7797
Email: phflink@familyplace.org

- The Family Place provides proactive prevention and intervention, extensive community education, and caring advocacy and assistance for victims of family violence.

Keep Carrollton Beautiful

Contact: Ms. Sharon Goddard - Executive Director
1014 Noble Avenue, Carrollton, Texas, 75006
Phone: 972-466-2121 Fax: 972-466-2121
E-mail: sharonsdivinenature@yahoo.com

- Keep Carrollton Beautiful was organized for educational and charitable purposes to promote public interest in the general improvement of the environment of Carrollton. Their mission is to empower citizens of Carrollton through education and participation in the enhancement of the community's environment.

Metrocrest Family Medical Clinic

Contact: Ms. Helen O. Lazor - Executive Director
Plaza 1, Suite 140, One Medical Parkway; Farmers Branch, Texas 75324
Phone: 972-484-6336 Fax: 972-484-0051

- The Metrocrest Family Medical Clinic helps by treating children and adults for minor medical conditions such as: respiratory tract infections, eye and ear infections and skin rashes. In addition, The Metrocrest Family Medical Clinic provides immunizations and affordable services to uninsured residents in Carrollton, Coppell, Farmers Branch, Addison and northwest Dallas.

Metrocrest Social Services

Contact: Ms. Bunny Summerlin - Executive Director
1111 West Belt Line Road, Suite 100; Carrollton, Texas 75006
Phone: 972-446-2100 Fax: 972-446-2102

Email: mss@metrocrestsocialservices.org Website: www.socialservicecenter.org

- The Service Center provides information, referral and short-term emergency assistance for rent, utilities, food, clothing, medical and other financial needs in time of family crisis. Other services include job assistance, ESL classes, food bank and thrift store. The Center collaborates and partners with local governments, business and non-profits for mobilization and maximization of resources. The Metrocrest Social Service Center had 34,733 volunteer hours worked last year.

Mosaic

Contact: Ms. Jo Beth Collier - Executive Director
2245 Midway Rd, Ste 300, Carrollton, Texas, 75006-4958
Phone: 972-866-9989 Fax: 972-991-0834

E-mail: JoBeth.Collier@mosaicinfo.org

- Mosaic's Dallas agency established services in June 1986 to assist those with developmental disabilities. The program bases its services on the core values of integrity, safety, respect, personal growth, quality, stewardship, and community involvement. The program provides residential group homes, supported home living, vocational training, host homes, and in-home supports.

Senior Adult Services

Contact: Ms. Mary Joiner - Executive Director
1111 West Belt Line Road, Suite 110; Carrollton, Texas 75006
Phone: 972-242-4464 Fax: 972-242-0299

Email: mary.joiner@senioradultservices.org

- Senior Adult Services provides direct services including: case management, home delivered meals, transportation, home repair, grab bar installation, home safety, Senior Adult News, a monthly newsletter and emergency financial aid.

Special Care & Career Services

Contact: Ms. Claudia Byrnes Tanner - Executive Director
4350 Sigma, Suite 100; Farmers Branch, Texas 75244
Phone: 972-991-6777 Fax: 972-991-6361

Email: claudiab@specialcarecareer.org

- Provides speech, physical, occupational and other therapy to children under age three with developmental delays and disabilities.

Appendix 6:

**Resolution Adopting the
Consolidated Plan**

RESOLUTION NO. 2807

A RESOLUTION ADOPTING THE 2004-2009 CONSOLIDATED PLAN AND PROGRAM YEAR 2004 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) BUDGET, TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the city of Carrollton is entitled to receive \$970,443.00 in Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD) in Fiscal Year 2004 and will have received \$59,283 in Program Year 2003 program income and has prepared a 2004-2009 Consolidated Plan and PY 2004 CDBG budget in partial fulfillment of the requirements to secure and program these funds;

WHEREAS, the Neighborhood Advisory Commission reviewed the draft 2004-2009 Consolidated Plan and PY 2004 Community Development Block Grant (CDBG) Budget;

WHEREAS, the Neighborhood Advisory Commission conducted a public hearing on April 8, 2004, and, after all persons were given an opportunity to present verbal and written testimony, did consider and make recommendation to adopt the 2004-2009 Consolidated Plan and Program Year 2004 CDBG Budget;

WHEREAS, the City Council conducted a public hearing on July 6, 2004 and thereby provided all persons and surrounding communities with an opportunity to present verbal and written testimony for a period in excess of thirty days; and

WHEREAS, the City Council has concluded that the adoption of the 2004-2009 Consolidated Plan is in the best interest of the city and is for the purpose of securing additional community development resources for the primary benefit of low and moderate income citizens.

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

SECTION 1: THAT the 2004-2009 Consolidated Plan, including the Citizen Participation Plan, Residential Anti-Displacement and Relocation Plan, and Program Year 2004 Community Development Block Grant Budget, which is attached hereto and incorporated herein for all purposes, is hereby adopted by the City Council.

SECTION 2: THAT this Plan will constitute the 2004-2009 Consolidated Plan of the City of Carrollton, Texas for all matters related to long-range guidance relative to the Community Development Block Grant Program and other programs administered by the United States Department of Housing and Urban Development (HUD).


SECTION 3: THAT this resolution shall become and be effective on and after its passage and approval.

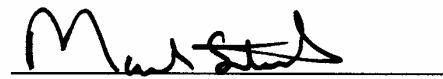
SECTION 4: THAT the City Manager is authorized to sign the required Application for Federal Assistance and related program certifications.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS this the 6th day of July 2004.

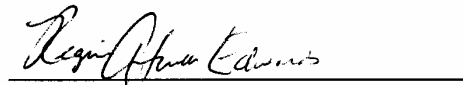
CITY OF CARROLLTON

ATTEST:

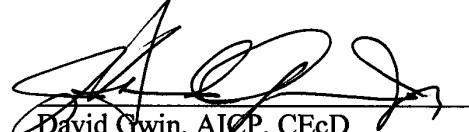

Ashley D. Mitchell
City Secretary


Mark Stokes
Mayor

APPROVED AS TO FORM:


Regina Atwell Edwards
Assistant City Attorney

APPROVED AS TO CONTENT:


David Gwin, AICP, CEcD
Economic Development Manager

