

August 7, 2019

City of Carrollton 2019-2023 Consolidated Plan & 2019 Action Plan

PREPARED FOR:



PREPARED WITH
ASSISTANCE FROM:



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Executive Summary

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

1. Introduction

This document represents the Five-Year Consolidated Plan for the City of Carrollton. It covers program years 2019 through 2023.

The Consolidated Plan is a five-year strategic plan required by the U. S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program and the proposed use of funds provided by those grant programs. The plan facilitates the City's coordinated effort to review and create strategies to develop affordable housing and support services needs within the community.

The City of Carrollton receives approximately \$830,000 in CDBG dollars each year directly from HUD.

The purpose of the Consolidated Plan is:

- To identify a city's, county's or state's housing and community development needs, priorities, goals and strategies; and
- To develop a strategic plan to stipulate how funds will be allocated to housing and community development activities during the five-year planning period.

The Consolidated Plan is a specific course of action. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. A Consolidated Plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. The five-year strategy covers the period from October 1, 2019 to September 30, 2024. Individual Annual Action Plans will explain how the City intends to use its CDBG allocation in each year of the five-year period, and how the funded programs, projects and activities will address the priorities identified in the Consolidated Plan.

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

The need assessments and housing market analyses conducted to support the 2019-2023 Consolidated Plan identified two primary needs in Carrollton:

1) The City has historically dedicated CDBG funds to improvements for aging infrastructure serving residential areas, which is imperative to maintain preservation of the City's housing stock. This has been a very effective way of ensuring that the City's housing stock remains affordable to low and moderate income renters who wish to attain ownership. The total cost of replacing the street infrastructure for the City of Carrollton is estimated at \$200 million dollars. Currently, the City of Carrollton's infrastructure is estimated to have a B- rating.

2) The gap in affordable rental housing for very low income renters has improved slightly since the last Five-year Consolidated Plan; however, a shortage of units and subsidies still exists. In 2014, the Consolidated Plan identified a shortage of 2,900 affordable rental units priced at less than \$500/month for renters earning less than \$20,000 per year. That gap is now 2,125 units. However, as rental prices have increased, the gap has widened to include renters in the \$20,000 to \$25,000 income range. Altogether, there is a shortage of 2,795 affordable rental units or subsidies for renters earning less than \$25,000 per year (these units should rent for \$625 and less with utilities).

To address these needs, the City proposes a Five-year strategy that focuses on preserving residential infrastructure, neighborhood stability and affordable housing. This will be supplemented by annual general fund contributions from the City to support the emergency assistance, homeless prevention and supportive services provided by nonprofit partners.

3. Evaluation of past performance

The City of Carrollton's CDBG investments have been used to make long lasting improvements to many low and moderate income neighborhoods. These investments have allowed the City's housing stock to remain in good condition and retain affordability for low and moderate income renters who want to become homeowners; they have also allowed elderly residents to age in place.

4. Summary of citizen participation process and consultation process

The City of Carrollton and its community partners hosted a stakeholder focus group and a public meeting, supplemented by interviews with key internal and external stakeholders to obtain citizen participation in the Consolidated Plan process.

Metrocrest Services and City of Carrollton staff convened local stakeholders representing the area's primary social service providers, low income health clinic, the Carrollton-Farmers Branch Independent School District, and an economic development association to participate in a focus group discussion. Topics included the housing and public service needs of the city's low income, homeless, and non-homeless special needs populations.

The public meeting, held in conjunction with Carrollton's Neighborhood Advisory Commission meeting included:

- A brief overview of the Consolidated Plan purpose and process;
- A presentation of the allowed uses of CDBG funds;
- A presentation of the location of low and moderate income (LMI) areas in the City of Carrollton;
- A presentation of how the City has invested CDBG funds in LMI neighborhoods in the past; and
- A discussion with attendees about housing and community development needs in Carrollton.

Attendees included a mix of neighborhood association leaders, representatives of Metrocrest Services (the primary social service provider in the area), the Carrollton Farmers Branch Independent School District (CFBISD), Metrocrest Chamber of Commerce, Woven Health Clinic, Bea's Kids, and interested residents. Staff with REACH of Dallas, the Center for Independent Living serving residents with disabilities in Carrollton, participated in an interview.

Citizens and stakeholders were also invited to comment on the draft 2019-2023 Consolidated Plan during the 30-day public comment period that began July 1 and ended July 31, 2019. The first public hearing was held on July 18, 2019 with the Neighborhood Advisory Commission. A second public hearing was held on July 23, 2019 with the City Council. During both of these public hearings, staff presented the proposed goals and objectives of the Five-year Consolidated Plan and funding allocation for the 2019 Annual Action Plan.

5. Summary of public comments

During the public comment period, the City received three comments about the Consolidated Plan. Comments included suggestions for clarifying text in the document, providing greater visibility about meetings on the City's website, confirming that input would be received at the Neighborhood Advisory Commission meeting, and requesting clarification on scheduling of street improvements.

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

All comments made during the citizen participation and consultation process were accepted.

7. Summary

Please see above.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	CARROLLTON	Environmental Services/Community Services

Table 1 – Responsible Agencies

Narrative

Lead Agency

Leadership responsibility for the success of this program ultimately rests with the City of Carrollton and more specifically with the Community Services Division. Community Services staff assists in coordinating the efforts of the entities involved, making periodic progress reports to federal, state and local governmental bodies, providing technical assistance to local not-for-profit organizations, and encouraging involvement from the business community.

Local Agencies Involved

Involvement of local not-for-profit organizations is also crucial to the success of this plan and, as such, they were invited to participate in its development. It is the City of Carrollton's philosophy to partner closely with local organizations to ensure that the needs of the community's most vulnerable residents are met, and consultations with local organizations greatly informs how the city prioritizes its federal and local funds. Further, the efforts of the following not-for-profit organizations are integral to realizing the ambitious goals outlined in this document: Metrocrest Services, Bea's Kids, Woven Health Clinic, Metrocrest Chamber and the Carrollton-Farmers Branch ISD, among others. Each agency was invited to participate in the consolidated planning process on an on-going basis.

Coordination Efforts

The consolidated planning process allows the City to ensure that a comprehensive, coordinated system is in place with regular meetings and interaction with citizens, public service agencies and organizations, and public and private housing and community developers. In addition, City staff regularly serves on the boards and/or task forces of many area community service and development organizations. This service allows the City to maintain a comprehensive and broad-based community development perspective.

Consolidated Plan Public Contact Information

City of Carrollton

c/o Brian Passwaters

Community Services Manager

1945 E. Jackson Rd.

Carrollton, TX 75006

(972) 466-3251

brian.passwaters@Cityofcarrollton.com

www.Cityofcarrollton.com/comdev

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

1. Introduction

The City of Carrollton consulted with residents and stakeholders (e.g., social service providers, local school district, City departments and other community partners). Consultation included a stakeholder focus group, interviews, and a public meeting during a Neighborhood Advisory Commission meeting to obtain citizen participation in the Consolidated Plan process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

As needed, the Community Services Division provides technical assistance and information to private and public organizations that seek to provide affordable housing and support services to residents of Carrollton.

During the next Five-year Consolidated Plan period, the City will continue to promote and emphasize the need for greater coordination between all 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 ensure that needs are being properly addressed and that resources are being maximized.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Carrollton is represented by Dallas County and Denton County in the two Continuums of Care that overlap the city's boundaries—the Dallas Area Consortium on Homelessness and the Denton County Consortium on Homelessness. In 2019, Carrollton participated for the first time in the Point in Time Count. As shown by the count results, chronic homelessness is an emerging issue in the city. While a supportive partner to the Consortia's efforts to strategically address homelessness in the region, Carrollton's most direct efforts to address the needs of homeless residents result from a strong partnership with Metrocrest Services, the area provider of all manner of services to assist vulnerable households.

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

The City of Carrollton is not currently part of area Continuum of Care networks and is represented by Dallas and Denton counties in the Dallas Area Consortium on Homelessness, as

well as the Denton County Consortium on Homelessness. Carrollton has a supporting role, offering assistance to agencies that are working to mitigate homelessness in the region.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Neighborhood Advisory Commission
	Agency/Group/Organization Type	Civic Leaders Neighborhood Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The NAC hosted a public forum attended by City staff, residents, leaders of neighborhood organizations. The forum consisted of a presentation about the Consolidated Plan and a discussion of housing and community development needs in Carrollton's LMI neighborhoods. These are incorporated throughout the Consolidated Plan.
2	Agency/Group/Organization	Metrocrest Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs Non-Homeless Special Needs—Veterans, Domestic Violence, Disability, Seniors, Youth Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Metrocrest Services is the primary provider of nonprofit social services in the City of Carrollton. Metrocrest Services hosted a focus group for the Consolidated Plan and staff from Metrocrest Services also participated in the discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
3	Agency/Group/Organization	Bea’s Kids
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs Non-Homeless Special Needs—Veterans, Domestic Violence, Disability, Seniors, Youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bea’s Kids staff participated in a focus group for the Consolidated Plan and also participated in the discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
4	Agency/Group/Organization	Woven Health

	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs Non-Homeless Special Needs—Veterans, Domestic Violence, Disability, Seniors, Youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Woven Health staff participated in a focus group for the Consolidated Plan and also participated in the discussion of needs and priorities. These are presented throughout the Consolidated Plan.
5	Agency/Group/Organization	Metrocrest Chamber
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs Non-Homeless Special Needs—Veterans, Domestic Violence, Disability, Seniors, Youth Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Metrocrest Chamber representatives participated in a focus group for the Consolidated Plan and also participated in the discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
6	Agency/Group/Organization	Carrollton-Farmers Branch Independent School District
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs Non-Homeless Special Needs—Veterans, Domestic Violence, Disability, Seniors, Youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Carrollton FB-ISD staff participated in a focus group for the Consolidated Plan and also participated in the discussion of needs and priorities. These are presented in more detail throughout the Consolidated Plan.
7	Agency/Group/Organization	REACH of Dallas
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs—Disability, Seniors, Youth Market Analysis

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>REACH of Dallas staff participated in an in-depth interview to discuss the housing and community development needs of residents with disabilities living in Carrollton or seeking to live in Carrollton. Discussion included identification and prioritization of needs, and the findings are discussed throughout the Consolidated Plan in more detail.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A; all relevant agencies and organizations were invited to participate in the Five-year Consolidated Plan process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Denton County Consortium on Homelessness	The goals of the Denton County Consortium on Homelessness Continuum of Care were incorporated into the Plan where applicable.
Continuum of Care	Dallas Area Consortium on Homelessness	The goals of the Dallas Area Consortium on Homelessness Continuum of Care were incorporated into the Plan where applicable.

Table 3 – Other local / regional / federal planning efforts

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

Carrollton participates in joint funding of the nonprofit organizations providing services to low income residents in many municipalities in the region. This cooperative funding promotes efficient delivery of services to residents in need and recognizes that needs do not end at jurisdictional boundaries--but require regional solutions.

Narrative (optional): Please see above.

PR-15 Citizen Participation

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

The citizen participation process included a stakeholder focus group and a Neighborhood Advisory Commission meeting attended by members of the public, representatives of the Carrollton-Farmers Branch Independent School District, social service providers, and leaders of Carrollton neighborhood organizations. Housing and community development needs identified by participants validated needs shown in the market and housing analyses as well as the professional experience of City staff and service providers. This in turn helped shape the goal setting process to address the identified needs.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Stakeholder focus group, Public Meeting	Social services providers and Non-targeted/broad community	A total of 21 individuals attended the focus group and NAC meetings. Residents and stakeholders participating in the Consolidated Plan meetings and placed a high priority affordable housing for low and moderate income residents, particularly workforce housing, and on community revitalization activities, ranging from street and sidewalk repairs and accessibility improvements to home rehabilitation. During the next five years, Carrollton will make neighborhood revitalization and housing rehabilitation activities a top priority.	Participants identified a need for affordable rental housing for low income households, continued investment in street, sewer, sidewalk infrastructure in LMI areas, exterior and some interior home repairs, resources for homeless families, rental assistance for families at risk of homelessness, financial education and alternatives to predatory payday loans, recruitment of living wage employers and job training opportunities for low skill workers to “train up” the workforce, youth career readiness, and services and affordable housing for elderly and disabled residents. Mental health access and inpatient	Not Applicable	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				drug/alcohol treatment for low income uninsured and Medicaid recipients.		
2	Public hearings	Stakeholders and Residents who wish to comment on the Consolidated Plan and Action Plan	Three residents submitted comments by email.	During the public comment period, the City received three comments about the Consolidated Plan. Comments included suggestions for clarifying text in the document, providing greater visibility about meetings on the City's website, confirming that input would be received at the Neighborhood Advisory Commission meeting, and requesting clarification on scheduling of street improvements.	N/A; all comments are accepted	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This portion of the Consolidated Plan identifies the resident groups in Carrollton with housing needs that are disproportionate to their representation in the jurisdiction overall. It also discusses the needs of residents with special needs in housing (special needs populations) and community development needs. The analysis is based on a combination of HUD-provided affordability data; Census American Community Survey (ACS) data; and primary data collected directly from residents and stakeholders who work in housing and community development or provide services to low income residents and special needs populations. The section also addresses a new HUD requirement to examine gaps in access to broadband (“digital inclusion”). Risks of and readiness to respond to natural disasters (“natural disaster resiliency”) are assessed in MA-20.

The primary findings from the needs assessment include:

Population growth. Carrollton’s 2017 population is 135,709. Between 2000 and 2017, the City’s population increased by 23.8 percent, an average annual growth rate of 1.4 percent. The City now has 26,133 more residents than in 2000. On average, between 2000 and 2017, Carrollton’s population grew by 1,500 residents per year. The median household income increased from \$62,406 in 2000 to \$77,998 in 2017, a 25 percent increase.

Disproportionate needs. Cost burden and severe cost burden is high for both renters and owners. According to the 2011-2015 CHAS data, 3,210 low to moderate income rental households experience cost burden (29%) and, among low to moderate income owner households, a lower number but similar proportion (2,640 or 30%) are cost burdened. In addition, 2,575 low to moderate income rental households experience severe cost burden (20%) while, again, a lower number but similar proportion (1,855 or 21%) of low to moderate income owner households are severely cost burdened.

For renters, cost burden is most common among residents with incomes between 30-50% and 50-80% AMI and severe cost burden is most common for residents with incomes between 0-30% AMI. For owners, cost burden is most common among residents with incomes between 50-80% AMI and severe cost burden is most common for residents with incomes between 0-30% and 30-50% AMI.

Ninety one percent of Pacific Islander households experience severe cost burden, compared with 11% of jurisdiction as a whole, for a difference of 80 percentage points.

By household type, small related households, both owner and renter, are most effected by cost burden and severe cost burden.

Non-homeless special needs. Approximately 6,680 households in Carrollton have a disability (hearing or vision impairment, ambulatory limitation, cognitive limitation or self-care or independent living limitation). Approximately 38 percent of households living with a disability have a housing need based on the housing problems data provided by HUD (CHAS data). In the next five years, households with disabilities in need of housing assistance is projected to grow by 140 households.

Community development needs. Neighborhoods in south Carrollton are the city's oldest, and tend to have fewer parks; more recently developed neighborhoods in the north must meet open space requirements that did not exist when south Carrollton developed. In recent years, the City has invested in significant upgrades to the recreation center in south Carrollton and to its parks. Residents of the City's LMI areas have similar access to grocery stores, libraries and recreation centers as other parts of Carrollton.

Residents of south Carrollton have a similar risk of flash floods or tornadoes as other areas of the City, but these residents are least likely to have the resources to create the emergency preparedness kits and family emergency plans recommended by the City's disaster recovery team.

In the next five years, community and public facilities in need of upgrades or rehabilitation are Crosby Recreation Center, Rosemeade Gymnasium, and Fire Stations Five and Six.

Digital inclusion. The City of Carrollton evaluated broadband needs of low- and moderate-income households. Citywide, 88 percent of households have a desktop or laptop computer and 93 percent have a smartphone. Eighty-three percent of households have broadband access by cable, fiber, or DSL and 91 percent have some type of broadband access—6 percent only have internet through their cellular data plan.

However, ACS data indicates that access is much lower for low- and moderate-income households. In Carrollton, just 5 percent of households earning \$75,000 or more per year are without an internet subscription compared to 32 percent of households earning less than \$20,000 per year and 21 percent of households earning between \$20,000 and \$75,000 per year.

In the course of the community engagement process, lack of access to broadband internet service in low income households was discussed in terms of lacking resources to subscribe to services, not as a lack of service. The area's primary provider, MCI continues to push broadband infrastructure to the premise, but Carrollton only becomes aware of these efforts when MCI files for Right of Way (ROW) permits.

Future needs. A model of current and future housing needs developed for this study projects that, during the 5 years of this Consolidated Plan, housing needs in the City will grow to:

- Extremely low income families: 3,065 with housing needs now v. 3,236 in 2024;
- Very low income families: 3,605 with housing needs now v. 3,806 in 2024;
- Low income families: 3,970 with housing needs now v. 4,191 in 2024;
- Moderate income families: 1,380 with housing needs now v. 1,457 in 2024;
- Renters: 7,440 with housing needs now v. 7,855 in 2024;
- Owners: 6,310 with housing needs now v. 6,662 in 2024;
- Elderly households: 3,185 with housing needs now v. 3,363 in 2024;
- Single person households: 581 with housing needs now v. 613 in 2024;
- Large family households: 2,450 with housing needs now v. 2,587 in 2024;
- Limited English Proficiency (LEP) households: 171 with housing needs now v. 181 in 2024;
- Households with a member with a disability: 2,514 with housing needs now v. 2,654 in 2024. Of households with a disability with current needs—750 have hearing or vision impairments, 1,365 have ambulatory limitations, 1,010 have cognitive limitations, 1,335 have self-care or independent living limitations.
- Households with a domestic violence survivor: 129 with housing needs annually v. 136 annually in 2024.

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

Summary of Housing Needs

Carrollton’s 2017 population is 135,709. Between 2000 and 2017, the City’s population increased by 23.8 percent, an average annual growth rate of 1.4 percent. The City now has 26,133 more residents than in 2000. On average, between 2000 and 2017, Carrollton’s population grew by 1,500 residents per year.

By comparison, the population of the State of Texas grew by 37.6 percent between 2000 and 2018¹.

The most significant housing needs in Carrollton are cost burden and severe cost burden for both renters and owners. According to the 2011-2015 CHAS data, 3,210 low to moderate income rental households experience cost burden (29%) and, among low to moderate income owner households, a lower number but similar proportion (2,640 or 30%) are cost burdened. In addition, 2,575 low to moderate income rental households experience severe cost burden (20%) while, again, a lower number but similar proportion (1,855 or 21%) of low to moderate income owner households are severely cost burdened.

The HUD-provided tables show cost burden and other housing problems by income level (AMI). According to HUD, the four low-income ranges are defined as the following. Additionally, households making 100 percent or less (all four income ranges combined) are considered “low to moderate income”. For the purposes of this plan, these definitions will be used consistently throughout the NA and MA sections.

- 0-30% AMI = extremely low-income
- 30-50% AMI = very low-income
- 50-80% AMI = low-income
- 80-100% AMI = low to moderate income

Demographics	Base Year: 2000	Most Recent Year: 2017	% Change
Population	109,576	135,709	23.8%
Households	39,136	47,064	20.3%
Median Income	\$62,406	\$77,998	25.0%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2017 ACS (Most Recent Year)

¹ US Census- population percentage change; April 1, 2010 to July 1, 2018

Number of Households Table

Number of Households	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,545	4,315	7,390	4,755	25,260
Small Family Households	1,520	2,065	3,340	1,995	14,210
Large Family Households	455	655	1,010	675	2,060
Household contains at least one person 62-74 years of age	505	720	1,355	775	4,240
Household contains at least one person age 75 or older	420	340	670	280	965
Households with one or more children 6 years old or younger	1,060	1,029	1,730	880	3,315

Table 6 - Total Households Table

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	4	40	35	0	79	20	4	4	0	28
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	30	45	55	185	0	30	65	30	125
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	325	245	280	145	995	35	90	130	75	330
Housing cost burden greater than 50% of income (and none of the above problems)	1,750	645	160	20	2,575	610	765	400	80	1,855

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	100	1,215	1,635	260	3,210	160	540	1,225	715	2,640
Zero/negative Income (and none of the above problems)	245	0	0	0	245	75	0	0	0	75

Table 7 – Housing Problems Table

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,135	960	520	225	3,840	665	890	600	180	2,335
Having none of four housing problems	195	1,455	3,470	1,995	7,115	225	1,010	2,805	2,355	6,395
Household has negative income, but none of the other housing problems	245	0	0	0	245	75	0	0	0	75

Table 8 – Housing Problems 2

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	40	775	880	1,695	75	205	585	865
Large Related	90	165	135	390	0	115	245	360
Elderly	40	180	250	470	85	225	225	535
Other	15	250	415	680	0	35	215	250
Total need by income	185	1,370	1,680	3,235	160	580	1,270	2,010

Table 9 – Cost Burden > 30%

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,015	340	60	1,415	205	350	140	695
Large Related	240	0	10	250	105	190	20	315
Elderly	350	150	50	550	200	100	155	455
Other	415	170	45	630	150	150	80	380
Total need by income	2,020	660	165	2,845	660	790	395	1,845

Table 10 – Cost Burden > 50%

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	325	260	245	160	990	35	40	140	100	315
Multiple, unrelated family households	55	8	80	50	193	0	80	54	4	138
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	380	268	325	210	1,183	35	120	194	104	453

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 12 – Crowding Information – 2/2

Data Source: 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Comments:

Describe the number and type of single person households in need of housing assistance.

Carrollton's single person residents with housing needs are typically seniors who settled in the City during the 1970s and 1980s, when the City grew rapidly, and whose homes are aging and in need of repair. About 25 percent of Carrollton's households are made up of single people living alone.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Households with disabilities.

Approximately 6,680 households in Carrollton have a disability (hearing or vision impairment, ambulatory limitation, cognitive limitation or self-care or independent living limitation). Approximately 38 percent of households living with a disability have a housing need based on the housing problems data provided by HUD (CHAS data). In the next five years, households with disabilities in need of housing assistance is projected to grow by 140 households.

Victims of domestic violence.

According to the Centers for Disease Control (CDC), 37 percent of women and 34 percent of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime. Annual incidence rates—meaning the proportion of people who have experienced contact sexual violence, physical violence, or stalking by an intimate partner in the previous year—are 5.5 percent for women and 5.2 percent for men. Applying these rates to the Carrollton population of women and men over 18 indicates that 7,464 residents are likely to have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. National statistics show that 3.6 percent of women and 1.0 percent of men experiencing intimate partner violence need housing services. In Carrollton, these statistics suggest that 267 victims of domestic violence require housing services each year.

Although the supportive and housing services needed by intimate partner violence (IPV) victims vary, generally, all need health care and counseling immediately following the event and

continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to victims of domestic violence] ...so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse.” The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness (http://www.endhomelessness.org/pages/domestic_violence).

What are the most common housing problems?

The most common housing problems in Carrollton are cost burden and severe cost burden for both renters and owners. According to the 2011-2015 CHAS data, 3,210 low to moderate income rental households experience cost burden (29%) and, among low to moderate income owner households, a lower number but similar proportion (2,640 or 30%) are cost burdened. In addition, 2,575 low to moderate income rental households experience severe cost burden (20%) while, again, a lower number but similar proportion (1,855 or 21%) of low to moderate income owner households are severely cost burdened.

For renters, cost burden is most common among residents with incomes between 30-50% and 50-80% AMI and severe cost burden is most common for residents with incomes between 0-30% AMI. For owners, cost burden is most common among residents with incomes between 50-80% AMI and severe cost burden is most common for residents with incomes between 0-30% and 30-50% AMI.

Are any populations/household types more affected than others by these problems?

Yes, small related households, both owner and renter, are most effected by cost burden and severe cost burden.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households spending 50 percent or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes.

In Carrollton, 2,575 low to moderate income rental households experience severe cost burden (20%) while a lower number but similar proportion (1,855 or 21%) of low to moderate income owner households are severely cost burdened.

For renters, severe cost burden is most common for residents with incomes between 0-30% AMI and, for owners, severe cost burden is most common for residents with incomes between 0-30% and 30-50% AMI.

In January 2019, Metrocrest Services spearheaded the first point in time effort to count the unsheltered homeless in Carrollton and a number of surrounding communities. The point in time identified 19 individuals who are unsheltered in the City of Carrollton. In addition, they made an effort to identify others in the community who were housing unstable. This included school district students who were living in motels, doubling up with family or friends, or living in a shelter. The count estimated that there are 245 housing unstable students in the Carrollton Farmers Branch Independent School District (C-FB ISD) and 113 housing unstable students in the Lewisville Independent School District, which includes portions of North Carrollton. Furthermore, the point in time also counted an additional 425 individuals in Carrollton who had been living in a motel for months or years, another indicator of housing instability.

In a focus group, stakeholders noted that some individuals who are living in motels could afford to rent housing, but they cannot come up with the money for a deposit. Stakeholders added that many of Carrollton's homeless, including youth, are not fully unsheltered but are sleeping in their car, couch surfing, or living in motels; many also have mental health issues.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Indicators of at-risk population(s) include: being precariously housed (e.g., couch-surfing, living in hotel/motel), reporting being unable to pay utilities, reporting being unable to pay property taxes, being in the process of eviction or foreclosure, being unable to find a place to rent due to criminal history, history of eviction or foreclosure.

For the 2019 Metrocrest Point in Time Homeless Count, homelessness was defined as being unsheltered, living outdoors or in a place not intended for human habitation, such as a car. Housing unstable was defined as school district students who were living in motels, doubling up with family or friends, or living in a shelter. They also identified how many residents were using motels for long-term housing.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Some of the most common social and housing characteristics that lead to housing instability and homelessness include severe cost burden (paying more than 50% of gross household income in housing costs); domestic violence; job losses/inability to find stable employment; medical or disability related conditions that negatively affect earned income; prior history of eviction or foreclosure; being precariously housed; difficulty paying utilities or property taxes;

bad credit history; criminal history; mental illness; prior episodes of homelessness; LGBTQ youth; and extremely low income households.

Discussion

In addition to the topics discussed above, the City of Carrollton evaluated broadband needs of low- and moderate-income households. Citywide, 88 percent of households have a desktop or laptop computer and 93 percent have a smartphone. Eighty three percent of households have broadband access by cable, fiber, or DSL and 91 percent have some type of broadband access— 6 percent only have internet through their cellular data plan.

However, ACS data indicate that access is much lower for low- and moderate-income households. In Carrollton, just 5 percent of households earning \$75,000 or more per year are without an internet subscription compared to 32 percent of households earning less than \$20,000 per year and 21 percent of households earning between \$20,000 and \$75,000 per year.

In the course of the community engagement process, lack of access to broadband internet service in low income households was discussed in terms of lacking resources to subscribe to services, not as a lack of service. The area's primary provider, MCI continues to push broadband infrastructure to the premise, but Carrollton only becomes aware of these efforts when MCI files for Right of Way (ROW) permits.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Disproportionate housing needs in a population are defined as having one or more of the following four housing problems in greater proportion than the jurisdiction as a whole or than whites: 1) Living in housing that lacks complete kitchen facilities, 2) Living in housing that lacks complete plumbing facilities, 3) More than one person per room (overcrowded), and 4) Cost burden greater than 30 percent of Area Median Income (AMI).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,065	155	320
White	930	65	70
Black / African American	380	49	70
Asian	395	4	135
American Indian, Alaska Native	10	0	0
Pacific Islander	40	0	0
Hispanic	1,280	30	45

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD

*The four housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,605	710	0
White	1,135	225	0
Black / African American	330	70	0
Asian	370	59	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,765	325	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
 Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,970	3,415	0
White	1,700	1,490	0
Black / African American	505	215	0
Asian	435	495	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	0	0
Hispanic	1,250	1,165	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
 Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,380	3,375	0
White	535	1,540	0
Black / African American	170	370	0
Asian	195	390	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	465	1,005	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
 Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

In general, housing need does not significantly vary by race or ethnicity, except for Black/African American households earning between 50 to 80% of AMI, who are disproportionately impacted by housing problems compared to both White households and the jurisdiction as whole. This is an improvement from the prior Consolidated Plan, where Black/African American households experienced disproportionate housing need across almost every income level.

30 – 50% of AMI

- One hundred percent of American Indian/Alaska Native households have housing needs at this income level. This compares to 84 percentage points for the jurisdiction as a whole, a 16 percent point difference in housing needs than for Carrollton overall; however, the total number of American Indian/Alaska Native households at this income level (4) are too low to adequately assess disproportionality.

50 – 80% of AMI

- Seventy percent of Black/African American households have housing needs at this income level. This compares to 54 percentage points greater than the jurisdiction as a whole, a 16 percent point difference in housing needs than for Carrollton overall.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Carrollton households that have severe housing needs by income and race and ethnicity. Needs are defined as one or more of the following housing problems: 1. Housing lacks complete kitchen facilities, 2. Housing lacks complete plumbing facilities, 3. Household has more than 1.5 persons per room, 4. Household cost burden exceeds 50 percent.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,800	420	320
White	870	125	70
Black / African American	345	95	70
Asian	345	49	135
American Indian, Alaska Native	4	4	0
Pacific Islander	40	0	0
Hispanic	1,165	140	45

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Source:

*The four severe housing problems are:
 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,850	2,465	0
White	590	775	0
Black / African American	185	215	0
Asian	210	220	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	865	1,225	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,120	6,275	0
White	460	2,735	0
Black / African American	80	640	0
Asian	155	780	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	400	2,015	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	405	4,350	0
White	39	2,035	0
Black / African American	10	530	0
Asian	85	495	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	270	1,205	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

In the City of Carrollton, there is evidence of disproportionate severe housing needs across nearly all earning levels.

0 – 30% of AMI

- According to HUD’s cost burden data, 100 percent of Pacific Islander households in this income category have severe housing problems. This compares to 87 percent of households for Carrollton overall, a 13 percentage point difference in severe housing needs than the jurisdiction as a whole.

30 – 50% of AMI

- One hundred percent of American Indian/Alaska Native households in this income category have severe housing problems. This compares to 43 percent of households in the jurisdiction as a whole, a difference of 57 percentage points than in Carrollton overall; however, it is important to note that the total number of American Indian/Alaska Native households at this income level are too low (10 households) to adequately assess disproportionality.

80 – 100% of AMI

- Fifteen percent of Asian households in this income category have severe housing needs. This compares to two percent of white households in Carrollton overall, a 13 percentage point difference in severe housing needs than white households in the jurisdiction.
- Eighteen percent of Hispanic households in this income category have severe housing needs. This is a 16 percentage point greater rate than white households, two percent of which experience severe housing problems, and a nine percentage point higher rate than the jurisdiction as a whole, nine percent of which experience severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Cost burden is experienced when a household pays more than 30 percent of their gross household income toward housing costs, including utilities, insurance and property taxes.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	32,454	7,594	4,869	355
White	18,915	3,100	1,780	80
Black / African American	2,870	985	535	70
Asian	3,715	870	660	160
American Indian, Alaska Native	130	14	4	0
Pacific Islander	4	0	40	0
Hispanic	6,365	2,515	1,795	45

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD
 Source:

Discussion:

In the City of Carrollton, 91 percent of Pacific Islanders are severely cost burdened, spending greater than 50 percent of their income on housing. Furthermore, this severe cost burden is disproportionate at a rate 80 percentage points higher than the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanic households in the same income category have a housing problem, Hispanic households would have a disproportionate need. The HUD data discussed above in Sections NA-15 and NA-20 indicate that disproportionately high needs exist for the following households:

- American Indian/Alaska Native households earning 30-50% of AMI have 17 percentage points greater housing needs than white households; however, the total number of American Indian/Alaska Native households at this income level are too low to adequately assess disproportionality;
- Black/African American households earning 50-80% AMI have 17 percentage points greater housing needs than white households;
- Pacific Islander households earning 0-30% AMI have 13 percentage points more severe housing needs than both white households;
- American Indian/Alaska Native earning 30-50% AMI households have 57 percentage points more severe housing needs than white; however, it is important to note that the total number of American Indian/Alaska Native households at this income level are too low to adequately assess disproportionality;
- Asian households earning 80-100% experience severe housing needs at a 13 percentage point higher rate than white households; and
- Hispanic households earning 80-100% experience severe housing needs at a 16 percentage point greater rate than white households.

If they have needs not identified above, what are those needs?

In addition to the above needs, many Hispanic residents live in the south Carrollton neighborhoods with infrastructure problems (streets, sidewalks, water/sewer) that have not yet been addressed through the NOTICE program. In fall 2019, the City of Carrollton will update its Analysis of Impediments to Fair Housing Choice which may identify other needs that disproportionately impact residents on the basis of race or ethnicity.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The City's Hispanic population is concentrated within several neighborhoods within the south central region of the City; one of these is a racially or ethnically concentrated area of poverty

(R/ECAP). There are no African American concentrated areas in Carrollton; however, much of the African American population lives in the area east of City center.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Carrollton does not have a public housing authority, nor are there any public housing developments within City limits. Carrollton residents can apply for Housing Choice Vouchers through the Dallas County Public Housing Authority (Dallas County PHA) and the Denton County Public Housing Authority (Denton County Public Housing Authority). The table below has been updated to reflect voucher holders in the City of Carrollton. The table in IDIS reflected all voucher holders in both the Dallas and Denton Housing Authority service areas.

According to the HUD data shown in the tables below, approximately 339 Carrollton residents have Housing Choice Vouchers.

Demographic data of voucher holders are populated in the tables below based on data in IDIS, HUD’s Picture of Subsidized Households database, and HUD’s AFFH mapping and data tool, which provides data on the demographic characteristics of publicly-supported housing beneficiaries.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	339	1	335	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: HUD Office of Policy Development and Research (PD & R) Picture of Subsidized Households database

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	129	0	129	0	0
# of Disabled Families	0	0	0	92	0	90	0	1
# of Families requesting accessibility features	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: HUD Office of Policy Development and Research (PD & R) Picture of Subsidized Households database

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	N/A	N/A	45	N/A	45	N/A	N/A	N/A
Black/African American	0	0	0	227	0	227	0	0	0
Asian and Pacific Islander	N/A	N/A	N/A	46	N/A	46	N/A	N/A	N/A

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Asian and Pacific Islander	N/A	N/A	N/A	46	N/A	46	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: HUD AFFH Table 6.

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	25	0	25	0	0	0
Not Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: HUD AFFH Table 6.

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

N/A. There are no public housing tenants in the City of Carrollton.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

For the previous Consolidated Plan, the City of Carrollton consulted with the PHAs that serve Carrollton residents through the Housing Choice Voucher program about the number and characteristics of Carrollton families on their wait lists. None of the PHAs had the ability to provide household information specific to Carrollton residents. In 2014, The Dallas County PHA reported that 21 Carrollton families were on their waiting list for Housing Choice Vouchers; the Denton County Housing Authority reported that 123 Carrollton families were on their waiting list.

How do these needs compare to the housing needs of the population at large

Please see above.

Discussion

Please see above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In general, there are two types of persons who are homeless in Carrollton: 1) Families and individuals who have fallen into homelessness because of financial or personal crises leading to eviction; and 2) Chronically homeless single individuals fleeing the streets and shelters in urban centers.

In January 2019, Metrocrest Services spearheaded the first point in time effort to count the unsheltered homeless in Carrollton and a number of surrounding communities. The point in time identified 19 individuals who are unsheltered, living outdoors or in a car, in the City of Carrollton. In addition, they made an effort to identify others in the community who were housing unstable. This included school district students who were living in motels, doubling up with family or friends, or living in a shelter. The count estimated that there are 245 housing unstable students in the Carrollton Farmers Branch Independent School District (C-FB ISD) and 113 housing unstable students in the Lewisville Independent School District, which includes portions of North Carrollton. Furthermore, the point in time also counted an additional 425 individuals in Carrollton who had been living in a motel for months or years, another indicator of housing instability.

On an average summer night approximately 8 to 12 persons experiencing homelessness can be found camping under bridges and along the railroad tracks leading into Carrollton. Most of these individuals are chronically homeless and have taken the DART light rail from Dallas to Carrollton looking for a relatively safe place to sleep. Carrollton does not have the resources to attend to their needs, and typically refers them to Metrocrest Services.

Metrocrest Services provides support for homeless individuals who have been encountered by police or other public service providers.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				

Persons in Households with Adult(s) and Child(ren)	unknown		245			
Persons in Households with Only Children						
Persons in Households with Only Adults	19	425 (in motel)	444			
Chronically Homeless Individuals						
Chronically Homeless Families						
Veterans						
Unaccompanied Youth						
Persons with HIV						

Metrocrest Services 2019 Point in Time Count

Comment: The Metrocrest PIT count included several jurisdictions and numbers are only broken down by jurisdiction for several categories and so there are limitations to what could be reported here. Note that reported unsheltered numbers include individuals living in motels. Some information was provided to Metrocrest by the area school districts and by area motels.

Data Source Comments:

Indicate if the homeless population is:

Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Please see above.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In January 2019, Metrocrest Services spearheaded the first point in time effort to count the unsheltered homeless in Carrollton and a number of surrounding communities. The point in time identified 19 individuals who are unsheltered, living outdoors or in a car, in the City of Carrollton. In addition, they made an effort to identify others in the community who were housing unstable. This included school district students who were living in motels, doubling up with family or friends, or living in a shelter. The count estimated that there are 245 housing unstable students in the Carrollton-Farmers Branch Independent School District (C-FB ISD) and 113 housing unstable students in the Lewisville Independent School District, which includes portions of North Carrollton. Furthermore, the point in time also counted an additional 425 individuals in Carrollton who had been living in a motel for months or years, another indicator of housing instability.

The City of Carrollton provides annual funding through the City’s General Fund to Metrocrest Services to provide emergency housing assistance to families and households at risk of homelessness. Each year, on average, the agency assists 7,200 Carrollton residents, represents 2,427 families, with over 33,000 individual services based on need. The primary services provided include food provision, information and referral, emergency financial assistance, and housing and utilities assistance.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Metrocrest point in time count that covered the City of Carrollton did not provide data on the nature and extent of homelessness by race and ethnicity.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As discussed above, the January 2019 PIT count identified 19 individuals who are unsheltered, living outdoors or in a car, in the City of Carrollton. In addition, they made an effort to identify others in the community who were housing unstable. This included school district students who were living in motels, doubling up with family or friends, or living in a shelter. The count estimated that there are 245 housing unstable students in the Carrollton Farmers Branch Independent School District (C-FB ISD) and 113 housing unstable students in the Lewisville Independent School District, which includes portions of North Carrollton. Furthermore, the point in time also counted an additional 425 individuals in Carrollton who had been living in a motel for months or years, another indicator of housing instability.

Discussion:

Please see above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section provides an overview of the housing and supportive service needs of non-homeless special populations in Carrollton. The information on needs was primarily gathered through stakeholder consultation.

Describe the characteristics of special needs populations in your community:

Currently, 13 percent of Carrollton's residents are age 65 and older. This population will grow in the next 10 to 20 years with the aging of the Baby Boomers: residents between 55 and 64 years old make up 13 percent of City residents and those between 45 and 54 years of age make up 15 percent of City residents.

The aging of the City is likely to increase the number of residents with disabilities, as the incidence of disability is highly correlated with age. Currently, about 5 percent of Carrollton's residents have some type of disability. Forty three percent of the City's seniors have a disability. The most common types of disabilities are physical and inability to live independently (self-care disability).

An estimated 6,608 residents in Carrollton have an alcohol or other drug addiction, based on national incidence rates of individuals 18 years or older with a substance dependence.

An estimated 5488 residents in Carrollton have experienced domestic violence, based on incidence rates from the Centers for Disease Control (CDC). This includes rape, physical violence and/or stalking by an intimate partner.

An estimated 509 residents in Carrollton are living with HIV/AIDs, based on incidence rates from the Centers for Disease Control (CDC).

There are 3,593 households with Limited English Proficiency (LEP) in Carrollton.

What are the housing and supportive service needs of these populations and how are these needs determined?

As Carrollton's population ages, more and more households need accessibility modifications to their homes, ranging from ramps and widening doors to installation of grab bars, raised toilets and roll-in showers. These are improvements that many low income seniors cannot afford to make. Many of these homeowners also need assistance with yard work and exterior home maintenance. As with interior repairs, many low income seniors cannot afford to pay to have their yard maintained.

Many seniors have high costs of medications and other home care needs which strains already limited incomes for housing and costs of daily living. Another critical need for both seniors in

Carrollton is transportation to medical appointments, shopping, church, and other daily activities. Metrocrest Services provides transportation for seniors to medical appointments and for food access; they provide about 8,000 rides per year to seniors. This support is not enough to meet the need for senior transportation. Through the public participation process, increasing property taxes strains seniors living on fixed incomes. While there are exemptions available, not all seniors are aware of this program. Others may require assistance to download and complete the form, available on the County website.

Stakeholders providing services to residents with disabilities identified accessible affordable housing, apartment buildings willing to become ADA compliant (both in-unit modifications and other accommodations, such as maintaining consistently working elevators and striping parking lots for disabled parking), and first floor units for increased ease of access as the greatest housing needs. Participants specified that it is very difficult to find housing that is affordable to people on Supplemental Security Income (SSI) and that rentals that have a 2-3x rent income requirements are a significant barrier to affordability. While transportation and accessibility issues are certainly barriers, participants felt that high rents are the largest exclusionary issue in securing housing. A lack of state and federal resources for deinstitutionalization coupled with a lack of affordable, accessible housing prevents or creates delays for people with disabilities to leave institutional settings.

Transportation is also a critical issue for residents with disabilities. In Carrollton, there's only one option for paratransit—DART required service around fixed route bus stops. Neighborhoods not served by DART are not a housing option for transit-dependent residents with disabilities, as paratransit is offered only around a ¾ mile radius of fixed route stops. In other communities, cities have negotiated with cab companies to require that they have a set number of accessible vans. Mobility within City limits is a challenge; continued curb cut completion is needed, as well as additional crosswalks that have audio signals to go along with the lights. Despite the need for ongoing ADA curb cut implementation, Carrollton's near 98 percent complete sidewalk network and 90/10 incentive program for sidewalk maintenance greatly enhances pedestrian or rolling mobility, a strength of the community.

Stakeholders also noted that there are no domestic violence emergency shelters or transitional housing in Carrollton. While service providers can offer some support, these individuals have to seek shelter in Dallas. For those with children, the school district will pick up the kids to help them stay in school, but they find that over time the kids transfer closer to where they're living. Area motels serve as informal transitional housing for families in crisis.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

N/A; the City of Carrollton does not receive HOPWA funding.

Discussion:

Please see above.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Community Facilities

The City of Carrollton has many community facilities offering a range of services to citizens. The overall score for the City’s facilities is a C for 2018, which is unchanged from 2014. This grade is largely due to budget restraints that have not allowed for “cosmetic” improvements to be made to the buildings, such as replacing the carpet and painting the walls every 4 years.

The City is devoting the majority of CDBG funds to completing infrastructure projects in NOTICE neighborhoods; however, as detailed in the City’s Five-Year Work Plan Project Schedule, funds from both the 2013 and 2018 municipal bonds are being devoted to continued community facility project completion, including a wide range of facility renovations and upgrades.

Park Improvements

According to the City’s Five-Year Work Plan Project Schedule, planned improvement projects include additional trails, renovations at the Rosemeade Recreation center, and golf course upgrades.

How were these needs determined?

The City uses the Infrastructure Management System, or IMS, to track the condition of all the roads, sidewalks and alleys within the City limits to target the infrastructure that needs to be replaced. The system rates the condition of all the City’s infrastructure on a scale of A to F. Every investment decision is score driven, and priority is given to addressing the 10 worst areas first.

Needs were also identified through the public input and stakeholder consultation process.

Describe the jurisdiction’s need for Public Improvements:

Infrastructure

Infrastructure is a never ending cycle of deterioration and replacement. Roads and utilities are expected to last between 30 and 50 years, with the current life of roads and utilities in the City of Carrollton being about 40 years. The total cost of replacing the entire infrastructure for the City of Carrollton is estimated at over \$2 billion dollars, while the current surface infrastructure repair needs are estimated to cost \$350 million. The City currently has an overall infrastructure score of B-.

Today, the largest challenge for the City is the replacement of infrastructure in neighborhoods built in the 1980s. Carrollton first developed in what is now south Carrollton, so the oldest infrastructure is in the south, moving north.

Streets

City staff estimates that there is a \$200 million backlog in street improvements. That said, through a 2018 bond election and CDBG funds, the City has the funds to complete street reconstructions in all neighborhoods built before the 1970s in the next five year period.

The arterial roadways in Carrollton have a quality rating of A-, the collector streets have a rating of B, and residential streets have an overall score a B- for condition. Overall condition of the City's surface infrastructure is B-.

Sidewalks

Carrollton has an impressive estimated 98 percent sidewalk coverage, and the remaining areas that do not have sidewalks tend to be areas where the neighbors adamantly refuse their installation.

The City has a targeted sidewalk improvement program geared toward making sure that children have safe sidewalks to take to schools. In 2016, the City drew a 500 foot diameter around each school and made improvements to sidewalks within this range. Now that those improvements are complete, the City is widening the diameter to a quarter mile around schools. These safe sidewalk improvements are made through general fund dollars.

In addition, Carrollton has a 90/10 sidewalk improvement program where the City will pay 90 percent of the cost and the property owner 10 percent. This program helps to keep the City's sidewalks safe and accessible.

In interviews, disability stakeholders mentioned the need for continued completion of curb cuts for increased accessibility at the ends of sidewalks, an ongoing project for the City of Carrollton and other Metrocrest communities.

Water and Sewer Lines

The City's water infrastructure received an overall grade B- for 2018. Currently, the City of Carrollton's drainage infrastructure has been awarded a grade of B+.

According to the City's Five-Year Work Plan Project Schedule, planned improvement projects include a wide range of water line and water facility projects.

How were these needs determined?

The City tracks condition through internal processes and prioritizes projects through the creation of the Capital Improvement Plan. All of the City's investment decisions are score-driven, with the lowest scores receiving top priority for replacement.

Non-street/sewer/water capital improvements are identified by each Department and then forwarded by Engineering to the Capital Improvements Advisory Committee. These improvement requests include any vertical construction and things like the development of an aquatic park. Other priorities are determined through bond elections, such as funding for adding jail space. City Council and the City Manager's office set the parameters for bond investments and capital improvements, incorporating recommendations from the Capital Improvements Advisory Committee.

Describe the jurisdiction's need for Public Services:

Public service needs include a range of needs from homelessness prevention to job retraining to home care for aging seniors. The City uses general fund dollars to support information and referral, counseling and/or advocacy, emergency financial assistance, medical care and/or assistance, transportation, home maintenance and/or repair, after school care and/or activities, food, utilities, clothing and shelter assistance.

How were these needs determined?

Needs were based on input from partners who serve low income residents and residents at risk of homelessness. Service providers have a unique ability to identify the most pressing needs through service provision and tracking of resources that are most requested and used by residents.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis tables and narrative in the Consolidated Plan provide data on the current condition of the City's housing market. This includes type and size of housing units; affordable units at risk of being converted to market rate pricing; gaps in what households can afford and what is available in the rental market; the physical condition of housing and rehabilitation needs; and the housing needs of workforce and special needs populations.

Housing costs in Carrollton continued to increase during the past 5 years, especially home values, outpacing increases in median income. The median home value increased from \$125,900 in 2000 to \$240,700 in 2017, a 91 percent increase. The median contract rent increased from \$781 in 2000 to \$1,179 in 2017, a 51% increase.

Despite these increases, Carrollton remains relatively affordable by regional and national standards. The increase in housing costs was greater than increases in income, which means that it is relatively more difficult to buy or rent today than it was 5 years ago. The good news is that most owners and renters earn enough to avoid being cost burdened.

The last Consolidated Plan identified a gap in affordable rental housing for very low income renters, and this has improved slightly since then. In 2014, the Consolidated Plan identified a shortage of 2,900 affordable rental units priced at less than \$500/month for renters earning less than \$20,000 per year. That gap is now 2,125 units. However, as rental prices have increased the gap has widened to include renters in the \$20,000 to \$25,000 income range. Altogether, there is a shortage of 2,795 affordable rental units or subsidies for renters earning less than \$25,000 per year (these units should rent for \$625 and less with utilities). One of the primary housing concerns raised by stakeholders in focus groups was the lack of affordable rental housing. Stakeholders surmised that low income households may leave the community if they are unable to secure affordable rental housing, which may be driving the slight narrowing of the gap, rather than an increase in affordable units.

Sixty percent of the residential properties in Carrollton are one-unit detached structures and 20 percent are properties with five to 19 units. Ninety two percent of owner-occupied properties have three or more bedrooms. Renter occupied units are evenly spread among one and two bedroom units, with 21 percent of units having three or more bedrooms.

The vast majority of owner-occupied units (82%) were built before 1999. A smaller but significant majority of renter-occupied units (72%) were also built before 1999. As noted by stakeholders, this aging housing stock requires maintenance and rehabilitation.

Carrollton’s economy remains strong, and the City has a very low unemployment rate of 3.20%, compared to a national unemployment rate of 4.1%.² Fifty nine percent of Carrollton workers travel less than thirty minutes to get to work.

The City of Carrollton has made impressive investments in infrastructure rehabilitation and replacement. From 2015 to 2019, the City of Carrollton rehabilitated or replaced 62.3 lane miles of streets, 14.9 miles of alleys, 55.0 miles of sidewalks, 9.9 miles of water lines, and 11.2 miles of sewer lines. The City now has 98 percent sidewalk coverage. There is currently a \$200 million backlog in street improvements; however, the City is working to address this through funds raised through a 2018 bond and CDBG funds.

² 2017 ACS Unemployment

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section provides an overview of the housing supply in Carrollton.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	29,641	60.54%
1-unit, attached structure	1,921	3.92%
2-4 units	2,187	4.47%
5-19 units	9,773	19.96%
20 or more units	5,376	10.98%
Mobile Home, boat, RV, van, etc	59	0.12%
<i>Total</i>	48,957	100.00%

Table 26 – Residential Properties by Unit Number

Data Source: 2017 ACS 1-Year

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	75	0.27%	386	2.03%
1 bedroom	85	0.30%	7,281	38.24%
2 bedrooms	1,965	7.01%	7,385	38.79%
3 or more bedrooms	25,901	92.42%	3,986	20.94%
<i>Total</i>	28,026	100.00%	19,038	100.00%

Table 27 – Unit Size by Tenure

Data Source: 2017 ACS 1-Year

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the Office of Policy Development and Research (PD & R) Picture of Subsidized Households database, 69 percent of family households that utilize assisted housing units in Carrollton are extremely low income. Eighty seven percent are minorities, 62 percent of whom are Black/African American. Of those who are aged 62 years or older, 3 in 4 (77%) have a disability.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

HUD’s Multifamily Assistance and Section 8 Contracts Database identified one assisted housing development in Carrollton. While the database reflects that this property contains four units, the City has confirmed that this is a single-family residential home. This development is slated

to expire in 2020, which means this home could be at-risk from being lost from the assisted living inventory, which would contribute to the overall loss of assisted housing stock.

Does the availability of housing units meet the needs of the population?

No, not across all income levels. The gap in affordable rental housing for very low income renters has improved slightly since the last Five-year Consolidated Plan; however, a shortage of units and subsidies still exists. In 2014, the Consolidated Plan identified a shortage of 2,900 affordable rental units priced at less than \$500/month for renters earning less than \$20,000 per year. That gap is now 2,125 units. However, as rental prices have increased the gap has widened to include renters in the \$20,000 to \$25,000 income range. Altogether, there is a shortage of 2,795 affordable rental units or subsidies for renters earning less than \$25,000 per year (these units should rent for \$625 and less with utilities).

Describe the need for specific types of housing:

Carrollton's primary housing needs are 1) Rehabilitation of condition and infrastructure in existing affordable and moderately priced housing, especially for seniors and residents with disabilities, 2) Larger supply of affordable and subsidized rental units, with rents of less than \$625 per month, including mixed income apartments.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section describes rental and homeownership affordability in Carrollton. It is informed by a rental gaps analysis that compares the supply of rental housing at various income levels to the number of renters who can afford such rents. The section also examines how housing costs have changed relative to income growth of Carrollton households.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	\$125,900	\$240,700	91%
Median Contract Rent	\$781	\$1,179	51%

Table 28 – Cost of Housing

Data Source: 2017 ACS 1-Year

Rent Paid	Number	%
Less than \$500	251	1.34%
\$500-999	9,848	52.48%
\$1,000-1,499	7,019	37.40%
\$1,500-1,999	1,145	6.10%
\$2,000 or more	502	2.68%
<i>Total</i>	<i>18,765</i>	<i>100%</i>

Table 29 - Rent Paid

Data Source: 2017 ACS 1-Year

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	0	No Data
50% HAMFI	255	0
80% HAMFI	545	0
100% HAMFI	No Data	0
<i>Total</i>	<i>800</i>	<i>0</i>

Table 30 – Housing Affordability

Data Source: CHAS 2011-2015

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	836	989	1201	1600	2080
High HOME Rent	836	989	1193	1370	1509
Low HOME Rent	727	779	935	1080	1205

Table 31 – Monthly Rent

Data Source: 2019 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The 2017 ACS provides the most recent profile and home values, rents and income distribution of Carrollton households. To determine how well the current inventory and pricing of housing units meets the needs of Carrollton residents, a gaps analysis was conducted. This gaps analysis compares what households can afford to pay in monthly rent or mortgage (including debt service, property insurance and taxes) to the price distribution in the market.

The gaps analysis showed that:

In 2017, approximately 17 percent of Carrollton’s renters—or about 3,149 renters— earned less than \$25,000 per year. These renters are typically single people, single parents and families living in poverty.

Renters earning less than \$25,000 per year have a hard time finding rental units they can afford. Most of the City’s rents fall in the \$1,250 to \$1,875 range, which is far from affordable to the lowest income renters. There are about 353 rental units in the City, two percent of total rental units, with rents \$625 or less per month (the maximum affordable gross rent for a renter earning \$25,000). There are 3,149 renters who need rents this low, leaving a gap of 2,795 units. It should be noted that this gap has remained stable, declining slightly from the previous gap of 2,900 reported in the 2014-2018 Consolidated Plan.

In a focus group, stakeholders emphasized that the primary challenge for low income households is a lack of affordable rental units. One stakeholder estimated that, “in Carrollton, the average two bedroom rent is \$1,490; a household would need an income of \$60,000 to afford that rent. Forty percent of Carrollton residents can’t afford to pay the average rent.” Other stakeholders pointed to the 425 residents living in area motels for months or years at a time as another indicator of a lack of affordable rental units.

A comparison of renters at various income levels to the distribution of home values shows that home ownership is within attainment to the majority of moderate income renters. Furthermore, more than half (55%) of homes in Carrollton have a value that is affordable for renters making \$50,000 or less.

How is affordability of housing likely to change considering changes to home values and/or rents?

Carrollton continues to be one of the more affordable jurisdictions in the region, offering affordable homes for moderate income renters wanting to be owners. The City's rental gap has also narrowed since the last Five-Year Consolidated Plan was completed. Potential future threats to this affordability would be rising mortgage interest rates and high demand for both rental and ownership housing which could reduce supply.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Carrollton's rental costs are similar to FMRs for Dallas County. In 2019, 44 percent of Carrollton's rental units were priced at less than \$1,250/ month, with a 2017 median contract rent of \$1,179. The 2-bedroom FMR and high HOME rent are similar to the median contract rent in Carrollton suggesting that if units are available, voucher holders could find units in Carrollton. Preservation of affordable housing, thereby maintaining Carrollton's role as an important provider of workforce housing to the Dallas MSA, will be a primary strategy during the 2019-2023 Consolidated Planning period.

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section provides an overview of the condition of housing in Carrollton.

Definitions

The City of Carrollton provides the following definitions of Substandard Condition and Substandard Condition but suitable for rehabilitation:

Substandard Condition: Any building or portion thereof that is determined to be an unsafe building in accordance with section 102 of the building code, or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, shall be deemed and hereby are declared to be substandard buildings.

Substandard Condition but suitable for rehabilitation – Whenever the structure in which a nonconforming use is housed, operated or maintained is damaged by fire or other causes to the extent of more than 50 percent, but less than the total, of the reasonable value of the structure on the date of the damage, the right to operate such nonconforming use shall cease, except upon action of the Board of Adjustment to permit reconstruction of such structure and continuance of the nonconforming use. Such action by the Board of Adjustment shall have due regard for the property rights of the person or persons affected, and shall be considered in regard to the public welfare, character of the area surrounding such structure, and the conservation , preservation and protection of property.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,844	17.28%	7,450	39.13%
With two selected Conditions	216	0.77%	740	3.89%
With three selected Conditions	0	0.00%	0	0.00%
With four selected Conditions	0	0.00%	0	0.00%
No selected Conditions	22,966	81.95%	10,848	56.98%
<i>Total</i>	28,026	100.00%	19,038	100.00%

Table 32 - Condition of Units

Data Source: 2017 ACS 1-Year

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,969	17.73%	5,331	28.00%
1980-1999	14,973	53.43%	8,918	46.84%
1950-1979	7,762	27.70%	4,744	24.92%
Before 1950	322	1.15%	45	0.24%
<i>Total</i>	28,026	100.00%	19,038	100.00%

Table 33 – Year Unit Built

Data Source: 2017 ACS 1-Year

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,355	33.94%	4,895	27.65%
Housing Units build before 1980 with children present	1,569	5.69%	1,565	8.84%

*Children 6 and under

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 Comprehensive Housing Affordability Strategy data (CHAS) provided by HUD

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Table 35 - Vacant Units

Data Source:

Need for Owner and Rental Rehabilitation

As shown in the table above, much of Carrollton's housing was built between 1980 and 1999 (51%) and 1950 to 1979 (27%). Some of these homes were built on land with soil challenges and, as such, have internal as well as infrastructure improvement needs. Condition and infrastructure challenges are some of the most pressing housing needs in Carrollton.

In a focus group, stakeholders noted that, in particular, seniors have difficulty keeping up their homes, and sometimes have to move because they can't maintain their properties as needed.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint has been recognized as a major environmental hazard facing children. 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.

As shown in the table above, an estimated 1,569 owner occupied, and 1,565 renter occupied housing units in Carrollton were constructed before 1980 and have children under the age of 6 living in them. If these units contain a proportionate share of persons in poverty as the City proportion overall (12.8% of families with children live in poverty in Carrollton), then 201 owner occupied and 200 renter occupied housing units in Carrollton could be occupied by low-income families with children that could contain lead based paint hazards.

Discussion

In addition to the topics discussed above, City of Carrollton Emergency Management staff described the natural hazard risks to low- and moderate-income residents in Carrollton, including risks expected to increase due to climate change.

A flood that occurred in 2015 is most recent example of larger scale, FEMA-level natural disaster. The flood greatly impacted west Carrollton, and in particular, an RV park. In the 2015 flood response the city partnered with Metrocrest Services to respond and it was an incredibly effective partnership. More typical events that pose a natural disaster risk are flash floods, hail, and wind storms that don't commonly rise to FEMA levels.

Carrollton's low and moderate income areas and residents tend to be more greatly impacted by any storm because they are less financially resilient and can't recover from a storm as easily as others. When Carrollton has an event that doesn't merit a federal declaration, there's not as many options for aid to people who are uninsured or underinsured. Flash floods are a good example of an event that usually doesn't rise to a federal level but that impacts a lot of people because of not having insurance. This type of unexpected expense, like having a car flooded out, can be enough to put a family in crisis.

Carrollton does not have bad flood plains that are highly populated. The drainage issues that were problematic in the RV park that was impacted by the 2015 flood have been mitigated. The nature of Carrollton's potential disasters—flash floods, hail, wind—don't have built/infrastructure solutions. Preparedness is the most important prevention strategy. The City has focused on helping residents become prepared—having an emergency supply kit, a family emergency plan, and being able to receive warning messages (phone, TV, radio). The biggest barriers to preparedness—lack of money to create an emergency kit and time to create the kit, make a family emergency plan—are most likely to impact the City's most vulnerable residents.

The City would like to pursue a grant to help supply emergency kits and/or weather radios to households that need them.

Carrollton hosts and participates in preparedness fairs, making presentations, and providing other informational resources. After storm events, the City also provides education about how to avoid scams, reminding residents that contractors have to be registered with the City.

To reach residents Limited English Proficiency (LEP) with a preparedness message, the department makes presentations to local church groups whose congregations are predominantly foreign-born. Tornado education is especially important with some of the immigrants from Korea and Vietnam who may have no experience with tornados. The City works hard to build partnerships with these churches so that when a warning goes out, they trust the warning because they remember the information from church.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Approximately 339 Housing Choice Voucher program participants live in Carrollton. These vouchers are administered by housing authorities in Dallas, Dallas County, and Denton County. There are no public housing developments in Carrollton.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				339			0	0	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 36 – Total Number of Units by Program Type

Data Source: HUD Office of Policy Development and Research (PD & R) Picture of Subsidized Households database

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

N/A. There are no public housing developments in Carrollton.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A. There are no public housing developments in Carrollton.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A. There are no public housing developments in Carrollton.

Discussion:

Please see above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section provides an overview of the facilities and services available to assist persons who are homeless or at risk of homelessness in Carrollton. The chronically homeless population has traditionally been very small in Carrollton. As such, Carrollton has no traditional shelter or continuum of care system to serve the homeless. Instead, Carrollton funds area service providers for homeless prevention activities.

In January 2019, Metrocrest Services spearheaded the first point in time effort to count the unsheltered homeless in Carrollton and a number of surrounding communities. The point in time identified 19 individuals who are unsheltered, living outdoors or in a car, in the City of Carrollton. In addition, they made an effort to identify others in the community who were housing unstable. This included school district students who were living in motels, doubling up with family or friends, or living in a shelter. The count estimated that there are 245 housing unstable students in the Carrollton Farmers Branch Independent School District (C-FB ISD) and 113 housing unstable students in the Lewisville Independent School District, which includes portions of North Carrollton. Furthermore, the point in time also counted an additional 425 individuals in Carrollton who had been living in a motel for months or years, another indicator of housing instability.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Carrollton annually awards nearly \$425,000 in General Fund dollars to local social service and health care providers to offer a range of services to low income residents, including those who are homeless. Food provision, information and referral, emergency financial assistance, housing and rental assistance, physical and mental health care services to uninsured or underinsured residents are among the health, mental health, and employment services available. Metrocrest Services, Woven Health Clinic, Casa of Denton County, Children's Advocacy, and Bea's Kids are among the primary providers of mainstream services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Metrocrest Services, located in Farmers Branch, is the largest provider of homeless assistance in Carrollton. The City of Carrollton provides annual funding to Metrocrest Services to provide emergency housing assistance to families and households at risk of homelessness. Each year, on average, the agency assists 7,200 Carrollton residents, represents 2,427 families, with over 33,000 individual services based on need. The primary services provided include food provision, job information and referral, emergency financial assistance, and housing and utilities assistance.

In addition to Metrocrest Services, the City also funds the following organizations providing services to people who are homeless and those who are at risk of homelessness:

- Children's Advocacy Center- provides housing assistance and other services for children, victims of domestic violence, and individuals experiencing homelessness;
- Woven Medical Clinic- a health agency;
- Bea's Kids- Child welfare agency focusing on children and education; and
- CASA of Denton County- provides housing assistance and other services for children, victims of domestic violence, and individuals experiencing homelessness;

Finally, Carrollton's Neighborhood Advisory Commission comprised of neighborhood leaders oversee and guide the City's general fund expenditures supporting Carrollton's most vulnerable populations, including homelessness.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section supplements NA-45--Non-Homeless Special Needs Assessment with a description of the facilities and services available in Carrollton.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Currently, 13 percent of Carrollton's residents are age 65 and older. This population will grow in the next 10 to 20 years with the aging of the Baby Boomers: residents between 55 and 64 years old make up 13 percent of City residents and those between 45 and 54 years of age make up 15 percent of City residents. Seniors typically need supports related to health care including access to health services and home health care options, transportation, and supports related to aging in place such as home modification, home repair, and assistance with maintenance.

The aging population of the City is likely to increase the number of residents with disabilities, as the incidence of disability is highly correlated with age. Currently, about 5 percent of Carrollton's residents have some type of disability. Forty-three percent of the City's seniors have a disability. The most common types of disabilities are physical and inability to live independently (self-care disability).

Supportive services are a critical component of creating opportunity for people with disabilities to live in integrated settings in the community. These services are particularly important for residents transitioning out of institutional care.

In typical housing markets, persons with disabilities have difficulty finding housing that accommodates their needs. Regulatory barriers on group living arrangements, transit access, housing accessibility and visitability, and proximity to health services, are just some of the opportunity related issues that people with disabilities face.

Other special needs groups that are most likely to need supportive services include:

An estimated 6,608 residents in Carrollton have an alcohol or other drug addiction, based on national incidence rates of individuals 18 years or older with a substance dependence.

An estimated 5,488 residents in Carrollton have experienced domestic violence, based on incidence rates from the Centers for Disease Control (CDC). This includes rape, physical violence and/or stalking by an intimate partner.

An estimated 509 residents in Carrollton are living with HIV/AIDS, based on incidence rates from the Centers for Disease Control (CDC).

There are 3,593 households with Limited English Proficiency (LEP) in Carrollton.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There are no specific supportive housing programs in Carrollton for persons returning from mental and physical health institutions. Housing assistance would be provided by the two housing authorities serving Carrollton. Supportive services would be provided by nonprofit service providers, namely Metrocrest Services. Woven Health Care provides mental health, addiction, and physical health services to low income and uninsured populations.

Stakeholders representing people with disabilities pointed to a lack of state and federal resources for deinstitutionalization as an obstacle for people with disabilities to return to the community from institutional settings.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Carrollton intends to continue providing general funds to nonprofit partners for supportive services. These funds have averaged nearly \$400,000. The City's philosophy is to provide funds to local experts, like Metrocrest Services, who are best equipped to meet the housing and supportive service needs for non-homeless residents with special needs.

The City's NOTICE program infrastructure investments, People Helping People program, Emergency Repair program, and the City's Minor Home Repair program all support the continued viability of naturally occurring affordable housing in Carrollton's LMI areas, benefitting special needs populations.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Carrollton is in the process of updating its Analysis of Impediments to Fair Housing Choice, which will be available in the fall of 2019. The last AI, conducted in 2015, found no negative effects of public policies on production of affordable housing and residential investment.

Stakeholders in the public participation process for the Consolidated Plan and the forthcoming AI identified Not-in-My-Backyard Syndrome (NIMBYism) as a potential barrier to affordable housing development, which could be mitigated with education and outreach and future investments that prioritize affordable and workforce housing.

In addition, stakeholders expressed concern about the adverse effects and potential displacement of low income, often Hispanic or Asian residents related to implementation of the Apartment Crime Reduction Program, including the loss of naturally occurring affordable multifamily housing due to demolition. The extent to which this and other public policies create barriers to affordable housing will be explored further in the AI.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides an overview of the economic and community development climates in Carrollton. The discussions were informed by the City's Economic Development Department, the Metrocrest Chamber of Commerce, stakeholder focus group, and also incorporates data from the HUD pre-populated tables.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	213	26,142	0.27%	0.73%	0.46%
Arts, Entertainment, Accommodations	9,479	381,763	12.17%	10.66%	-1.51%
Construction	5,971	197,010	7.66%	5.50%	-2.17%
Education and Health Care Services	15,187	716,497	19.49%	20.00%	0.50%
Finance, Insurance, and Real Estate	7,281	302,359	9.35%	8.44%	-0.91%
Information	1,498	85,857	1.92%	2.40%	0.47%
Manufacturing	7,151	279,950	9.18%	7.81%	-1.37%
Other Services	2,670	93,021	3.43%	2.60%	-0.83%
Professional, Scientific, Management Services	9,913	620,846	12.72%	17.33%	4.60%
Public Administration	1,147	66,933	1.47%	1.87%	0.40%
Retail Trade	10,082	394,603	12.94%	11.01%	-1.93%
Transportation and Warehousing	3,596	214,641	4.62%	5.99%	1.38%
Wholesale Trade	3,719	203,157	4.77%	5.67%	0.90%
Total	77,907	3,582,779	100.00%	100.00%	

Table 39 - Business Activity

Data Source: 2017 ACS 1-Year and U.S. Census Bureau Quarterly Workforce Indicators (QWI)

Labor Force

Total Population in the Civilian Labor Force	80,519
Civilian Employed Population 16 years and over	77,907
Unemployment Rate	3.20%
Unemployment Rate for Ages 16-24	14.30%
Unemployment Rate for Ages 25-65	2.27%

Table 40 - Labor Force

Data Source: 2017 ACS 1-Year

Occupations by Sector	Number of People
Management, business and financial	13,419
Farming, fisheries and forestry occupations	62
Service	11,418
Sales and office	20,147
Construction, extraction, maintenance and repair	4,524
Production, transportation and material moving	8,328

Table 41 – Occupations by Sector

Data Source: 2017 ACS 1-Year

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	42,412	59.40%
30-59 Minutes	25,557	35.79%
60 or More Minutes	3,435	4.81%
<i>Total</i>	71,404	100%

Table 42 - Travel Time

Data Source: 2017 ACS 5-Year

Education:

Educational Attainment by Employment Status (Population 25 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	7,977	293	2,478
High school graduate (includes equivalency)	12,094	483	2,798
Some college or Associate's degree	16,939	351	3,070
Bachelor's degree or higher	28,925	419	2,930

Table 43 - Educational Attainment by Employment Status

Data Source: 2017 ACS 1-Year

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	568	1,894	3,163	2,062
9th to 12th grade, no diploma	832	961	2,608	1,554	349
High school graduate, GED, or alternative	4,268	3,616	6,102	5,657	2,662
Some college, no degree	3,595	4,285	3,869	6,578	2,965
Associate's degree	392	1,232	1,474	2,922	716
Bachelor's degree	1,625	6,794	4,621	12,313	2,056
Graduate or professional degree	58	1,115	2,235	5,245	2,151

Table 44 - Educational Attainment by Age

Data Source: 2017 ACS 1-Year

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,107
High school graduate (includes equivalency)	31,162
Some college or Associate's degree	44,109
Bachelor's degree	59,116
Graduate or professional degree	70,477

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2017 ACS 1-Year

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The employment industries that provide the greatest share of jobs in Carrollton are: Education and Health Care Services (20% of all jobs), Professional/Scientific/Management Services (17% of all jobs), and Retail Trade (11% of all jobs).

Most workers in Carrollton are employed in Education and Health Care Services (19% of workers), Retail Trade (13% of workers), Professional/Scientific/Management Services, Finance/Insurance/Real Estate (13% of workers), and Arts/Entertainment/Accommodations (13% of workers).

The Jobs less Workers in the far right column of the Business Activity table suggests that Carrollton has more workers than jobs in the Arts/Entertainment/Accommodations, Construction, Finance/Insurance Real Estate, Manufacturing, Other Services and Retail Trade industries. Conversely, the City houses less workers than jobs in the Agriculture/Mining/Oil & Gas Extraction, Education and Health Care, Information, Professional/Scientific/Management Services, Public Administration, Transportation/Warehousing/Utilities, and Wholesale Trade industries.

Data provided by the Economic Development Department reports the top employment opportunities in Carrollton are administrative support jobs (17% of all workers); positions in manufacturing (12%); construction jobs (10%), and positions in the wholesale trade industry (9%).

Describe the workforce and infrastructure needs of the business community:

Although the Dallas Metroplex continues its strong population growth which helps the supply of trained and trainable workers, both skilled and unskilled, there continues to be a mismatch between available workers and available jobs. For both skilled and unskilled workers, Carrollton has a deceptively large manufacturing base which is constantly looking for good applicants. Public/Private partnerships need to target unskilled workers with programs designed to ensure that basic jobs skills such as the importance of arriving on-time, how to work as part of a team, etc. are in place as well as a basic understanding of math. Skilled workers need a competitive level of STEM knowledge as well as very job-specific skills customized for specific employers. The Carrollton-Farmers Branch Independent School District has intentionally focused on creating opportunities for career readiness, technical and trade skills in addition to college prep.

The good news for Carrollton is that the “Labor Shed” for such workers is nearly the entire Dallas Metroplex since it is reasonable to draw such workers from a wide radius (45-60 minute) commute by car or by public transportation. Carrollton’s 3 DART stations are a distinct competitive advantage to enable cost-effective commuting for all workers. Additionally, Carrollton’s wide choice of housing stock, both to purchase or rent, makes living and working in Carrollton a realistic consideration.

Since Carrollton is an inner-ring, older suburb, aging infrastructure is always an on-going challenge. The current status of Carrollton’s water, sewer, and streets is monitored closely and a 5-Year Capital Improvement Plan is constantly updated to focus inadequate resources to projects that do the most good and provide the City with the best Return-on-Investment (ROI). Carrollton’s AAA bond rating enables prudent borrowing to occur to assist with funding needs.

In a focus group, stakeholders noted the need for more workforce housing. They noted that it can be difficult for companies to hire and retain employees due to affordable housing issues. Stakeholders maintain that prospective companies that are considering a location in Carrollton want to know that the community has housing that employees at all levels of income can afford to live in, not just the executives. In recent years, relocations of corporate or regional headquarters to Carrollton or nearby suburb Frisco, have resulted in these companies importing their white collar workforce, due to a skill mismatch with Carrollton’s existing labor force.

A major on-going, resource need for the region continues to be the supply of water to serve growing commercial and residential use. Carrollton is better positioned than many suburbs since it contracts with the City of Dallas for water and the Dallas Water Utilities and the City of

Carrollton are both rated “Superior” by the Texas Commission on Environmental Quality (TCEQ) agency.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The relocation of Toyota US Headquarters to Plano in 2017 has been and continues to be a huge opportunity for Carrollton. The US Headquarters is now located 20 minutes from Carrollton. The move resulted in jobs for 4,000 team members in Plano, including more than 1,000 new team members. Carrollton is a competitive location for Toyota support facilities to locate their companies and for Toyota workers and support workers to find reasonable housing to purchase or rent.

Pharmaceuticals company AmerisourceBergen opened its new Austin Ranch location in Carrollton in April of 2019. The location has 1,300 employees, officially making the company Carrollton’s largest private employer. The company plans to add 1,850 jobs in Carrollton over the next 10 years.

The addition of Toyota US Headquarters and AmerisourceBergen, along with the resultant support jobs, while a *net positive* to the continued growth and viability of Carrollton, will significantly increase the need to improve municipal infrastructure and services and will further complicate the competition for both skilled and unskilled labor.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Due to being located in a metro area, Carrollton has access to a large pool of skilled labor. For those companies that are in need of specialized labor, the local universities and community colleges have programs/curriculums in place to address those needs.

Carrollton is a well-educated City; nearly half of all employed residents have a Bachelor’s degree or higher. The results of the Job/Workers comparison in the Business Activity table identify an opportunity to target residents’ education to the well-paying industries in Carrollton that are importing workers, particularly Professional, Scientific, Management Services.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Skills Development Fund

The Texas Workforce Commission administers the Skills Development Fund, which provides state funds to respond directly to the workforce needs of Texas employers. With these funds, customized training helps to ensure the current workforce stays up-to-date to keep businesses competitive and new workers are trained with the skills industries require. The Skills Development Fund successfully merges business needs and local training opportunities into a winning formula to increase the skill levels and wages of the Texas workforce. Since its inception in 1996, the skills program has helped 4,446 employers create 116,065 jobs and upgrade the skills of 256,885 incumbent workers, for a total of 372,950 workers trained. Participating workers have received career and/or advancement opportunities at the completion of training, which includes wages equal to or greater than the prevailing wage in the local area. Statewide, the average wage paid to workers trained with skills grants has increased from \$10.33 an hour in FY 1996 to \$28.54 an hour in FY 2018. Brookhaven College assists the companies in Carrollton that want to pursue this grant opportunity.

Self-Sufficiency Fund

The Self-Sufficiency Fund Program, administered by the Texas Workforce Commission, assists businesses by designing, financing and implementing customized job training programs in partnership with public community and technical colleges, higher education extension services and community-based organizations for the creation of new jobs and/or the retraining of existing workforce. The goal of the Self-Sufficiency Fund is to assist recipients of Temporary Assistance of Needy Families, Supplemental Nutritional Assistance program or a parent whose annual wages are at or below \$37,000 to obtain training, get jobs and become independent of financial assistance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Dallas Regional Chamber. The Dallas Regional Chamber is the area's leading membership-driven business organization committed to promoting economic prosperity by leading economic development, driving improvements in public education, influencing public policy, and catalyzing and advocating for regional partnerships. The Chamber works to ensure that the Dallas region will become the most economically prosperous region -and the most desirable place to live and work - in the United States. The Chamber is a not-for-profit organization comprised of businesses which represent all facets of the North Texas business community.

DFW Marketing Team. The DFW Marketing Team is an alliance of economic development organizations in the Dallas/Fort Worth area. The team works with site location consultants and

corporate real estate executives examining the Dallas/Fort Worth region for business locations and expansion.

Team Texas. An organization comprised of economic development professionals from across the State that lead a regional effort to attract new businesses to Texas.

Metrocrest Chamber. The Metrocrest Chamber serves members in Carrollton, Addison, and Farmers Branch. The purpose of the Metrocrest Chamber of Commerce is to create economic prosperity for our members by providing programs, resources, and support that assist and benefit business, government and citizens resulting in a vibrant place to live and work. The Chamber strives to facilitate the connections that create the region's most productive business and community relationships.

Discussion

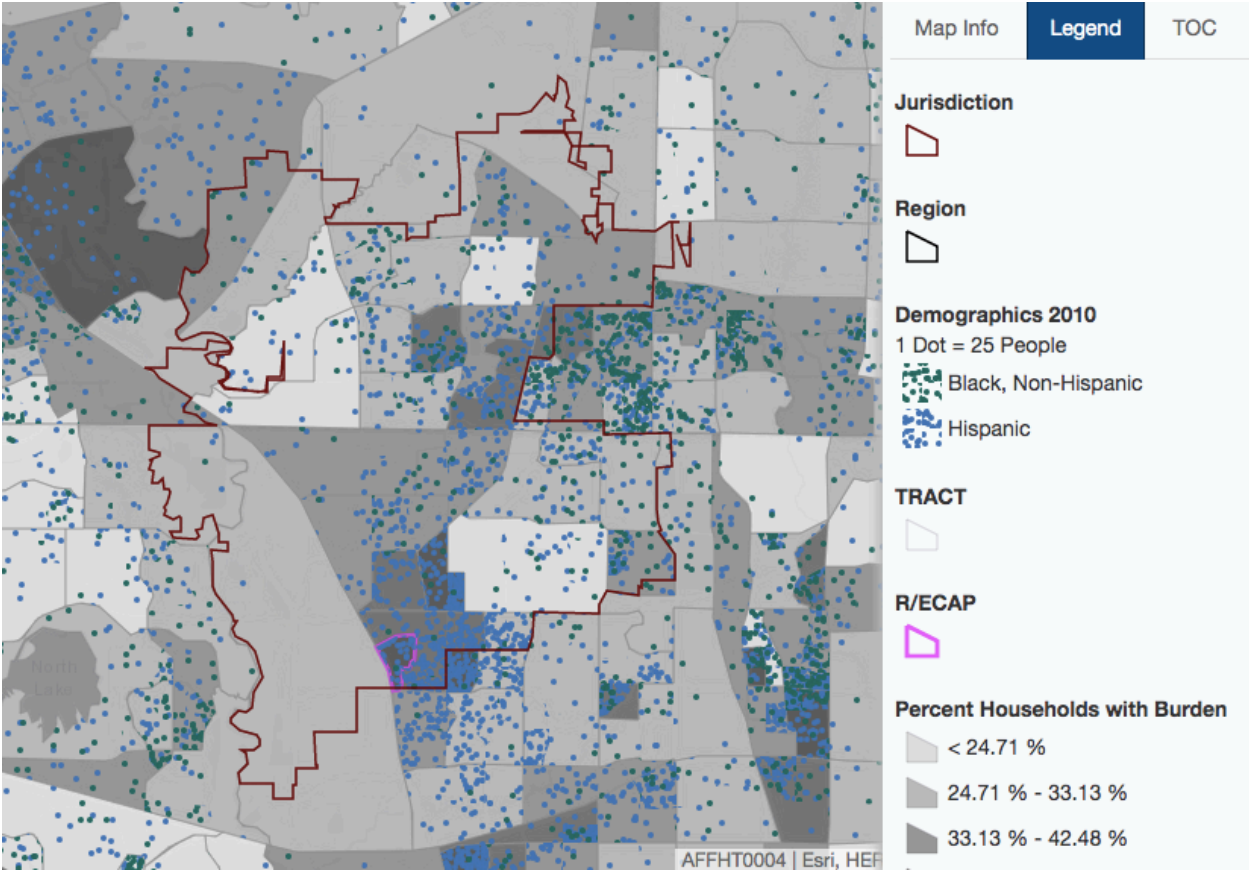
Please see above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Yes. Households residing in areas of Carrollton with infrastructure problems are located in south central and, to a lesser extent, east central Carrollton. According to HUD's AFFH Tool Map 6 (shown below), the households that experience the highest rates of housing problems are located in SE Carrollton and, secondarily, in East Carrollton; these are the areas where the City is prioritizing CDBG investments to preserve affordable and workforce housing.

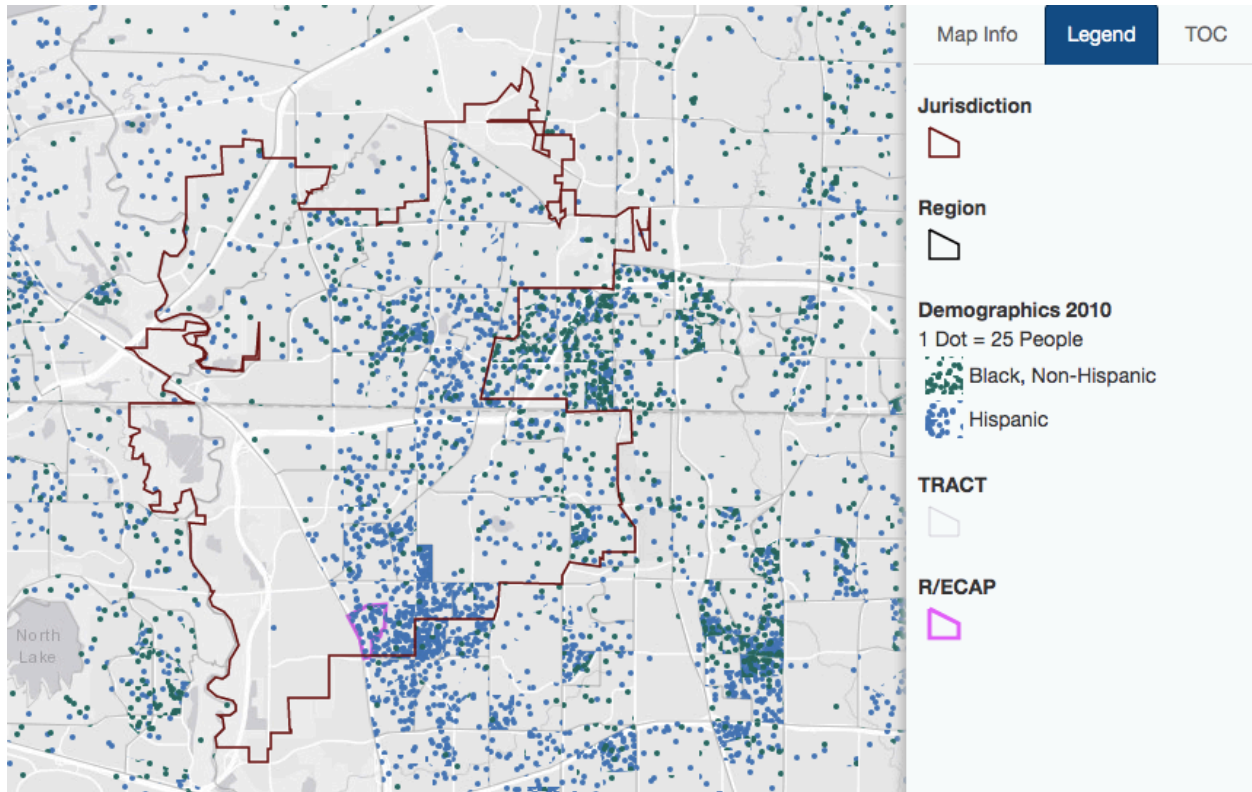
The total cost of replacing the street infrastructure for the City of Carrollton is estimated at over \$200 million dollars. The City uses the Infrastructure Management System, or IMS, to track the condition of all the roads, sidewalks and alleys within the City limits to target the infrastructure that needs to be replaced. The system rates the condition of all the City's infrastructure on a scale of A to F. Currently, the City of Carrollton's infrastructure has a B- in overall condition. Areas with low ratings in qualified LMI Census tracts become NOTICE priority neighborhoods.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Yes. According to the AFFH Data and Mapping Tool, census tract 103713 is a Racially or Ethnically Concentrated Area of Poverty (R/ECAP). The population of this R/ECAP is 1,874. Of these, 1,659 (81%) residents are Hispanic. As a basis of comparison, 31% of the population of Carrollton is Hispanic. According to HUD's AFFH tool, no housing choice voucher holders live in this R/ECAP.

Map 5 from the AFFH tool appears below and shows the areas where Hispanic and Black residents are clustered.



What are the characteristics of the market in these areas/neighborhoods?

These neighborhoods are characterized by older, more affordable housing stock. They are also moderate and low income areas. Amenities and services in the area include Crosby Recreation Center and the Carrollton Health and Rehabilitation Center. Central Elementary is just west of the tract and Francis Perry Park is just to the north of the tract.

Are there any community assets in these areas/neighborhoods?

Assets of NOTICE neighborhoods include: close proximity to major transportation corridors, good supply of affordable housing, quality public schools, established and mature neighborhoods.

Are there other strategic opportunities in any of these areas?

Yes, in preservation of affordable housing stock.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Goals established for the 2019-2023 Five-year Consolidated Plan are similar to those in the past five-year plan. The goals and activities planned for the next five years address the most significant needs in the City: 1) The need to maintain and preserve existing housing stock, and 2) The need to provide social supports to residents living in poverty and who have special needs.

Five-year goals and activities include the following:

Goal No. 1: Revitalize and maintain public infrastructure in the City's low and moderate income neighborhoods.

- Continue to fund the City's NOTICE program with CDBG dollars. Update and revise existing ranking system as needed to determine priority neighborhoods for the program. Complete necessary repairs to street, alley, sidewalk, water and sewer line infrastructure until the entire neighborhood is repaired or reconstructed.
- Continue to implement enhanced code enforcement in neighborhoods where NOTICE repairs have been completed.
- Continue to provide matching grants to neighborhood groups to upgrade and restore public property in the City through the City's Neighborhood Enhancement Matching Grant Program.
- Include annual funding for NOTICE - Neighborhood Revitalization projects with CDBG dollars. Funding will be utilized for neighborhood based bricks and mortar improvement projects to upgrade and restore public property.

Goal No. 2: Preserve and strengthen existing housing stock through the home rehabilitation program.

- Continue to fund the Home Rehabilitation program to assist low to moderate income homeowners with completion of home repairs that they would otherwise have been unable to afford.
- Types of activities will include: Minor Home Repair for exterior repairs (proposed 12 units) Emergency Repair for interior and exterior repairs for health and safety issues (proposed 5 units) People Helping People, for repairs and supplies to provide volunteers to assist with needed exterior repairs and maintenance (proposed 2 units) Interior Accessibility, to provide assistance with interior renovations needed to provide wheelchair and other accessibility modifications (proposed 2 units)

Goal No. 3: Assist local social service providers targeting low to moderate income residents.

- Continue to allocate a portion of the City's General Fund towards grants and donations for Carrollton service providers that target low to moderate income residents.

Goal No. 4: In Year 4, once NOTICE Neighborhood projects are complete, fund public park and facility updates.

- Provide funding for upgrades to City Parks in the low- to moderate income area.
- Provide funding for upgrades to City Facilities in the low- to moderate income area.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	2019-2023 NOTICE Priority Neighborhoods
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Infrastructure
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

NOTICE Priority Neighborhoods are selected based on their infrastructure needs and CDBG eligibility. Many of these neighborhoods also have high concentrations of persons of Hispanic descent. For the 2019-2023 Five-year Consolidated Planning period, the Priority Neighborhoods include first completing the neighborhoods that are under design. To date, the City has finished projects in twelve (12) CDBG eligible neighborhoods. Eleven additional neighborhoods (CDBG and non CDBG eligible) have already been identified to pursue in the coming years.

Future priority neighborhoods are:

1. Woodlake, Section 3

2. A.W. Perry, CDBG eligible

3. Carrollton Heights; CDBG eligible, also Hispanic concentrated neighborhood
4. Northcrest Estates
5. Duncan Heights, CDBG eligible
6. Whitlock
7. Brake-Kirby-Cox, CDBG eligible, also Hispanic concentrated neighborhood

SP-25 Priority Needs - 91.215(a)(2)

Introduction

This section outlines the priority needs for the 2019-2023 Consolidated Plan.

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Neighborhood Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Non-housing Community Development
	Geographic Areas Affected	2019 – 2023 Target Area
	Associated Goals	Goal 1. Improve Neighborhood Infrastructure
	Description	Improvements to public infrastructure in residential areas. Includes streets, alley, sidewalk, water and sewer line repairs.
	Basis for Relative Priority	The basis for this prioritization is the need to preserve and maintain housing stock in Carrollton's older neighborhoods, in which low income households, racial and ethnic minority residents, seniors and residents with special needs reside. Infrastructure improvements are needed to maintain the quality of the neighborhoods and existing housing.
2	Priority Need Name	Housing and Neighborhood Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Locations vary through the city based upon income qualifications of applicants.
	Associated Goals	Goal 2. Enhance Code Enforcement Goal 3. Provide Neighborhood Matching Grants Goal 4. Preserve Existing Housing Stock
	Description	Repairs to homes owned by low and moderate income households and enforcement of residential building codes in target neighborhoods.
	Basis for Relative Priority	The basis for this prioritization is the need to preserve and maintain housing stock in Carrollton's older neighborhoods, in which low income households, racial and ethnic minority residents, seniors and residents with special needs reside. Home repairs, that would otherwise be unaffordable and/or not made, are crucial to preserve existing, affordable housing. Code enforcement activities lengthens the life of neighborhood infrastructure and home repairs and improve overall neighborhood quality.
3	Priority Need Name	Public Services/Social Supports
	Priority Level	High

Population	Extremely Low Low Large Families Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
Geographic Areas Affected	Varies in location throughout the city
Associated Goals	Goal 5. Assist Service Providers
Description	Ensure that residents living in poverty, those with special needs and residents experiencing or and at-risk of homelessness are able to access the social supports they need.
Basis for Relative Priority	An effective social support system is a necessary component of a healthy, sustainable city. If residents should experience financial or social crises, it is important that they can access the services they need to keep them in their homes, stay employed, maintain healthy relationships and provide positive family environments for their children.

Narrative (Optional)

Please see above.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	The continued aging of the City's housing stock--much of which was built during the 1970s and 1980s--and the growth of the City's senior population is a primary reason that the City will continue to prioritize rehabilitation of existing homes, as well as improvements to residential infrastructure.
Acquisition, including preservation	Preservation of existing, affordable housing is a high priority for the City, for the reasons discussed above. The City's residential infrastructure improvement program is the cornerstone of preservation efforts.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2019-2023 Five-year Consolidated Plan. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	828,463	0	39,765	868,228	3,050,272	

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City’s Community Services Division is the lead agency for the implementation of the community development plan. Internally, the Community Services Division works in collaboration with all City Departments to deliver projects, services and other benefits to eligible neighborhoods and clients. Externally, the Division works with all organizations (primary organizations listed below) so long as the need is well documented and is eligible under HUD regulations.

The Community Services Division is the lead agency for the administration of CDBG funding. To effectively implement the Community Development Plan, funding for the department comes from CDGB funds as well as the City Council will make available

an estimated \$425,000 in general fund resources to fund agencies that are actively engaged in the provision of social services in Carrollton.

In exchange for the funding, the agencies and organizations work closely with the City in the provision of social services to all citizens in need. The close partnership the City has with each agency grows with each year of collaboration. Staff that is employed as part of CDBG grant administration and planning activity provide technical, referral and capacity building assistance for the agencies on an ongoing basis.

The list below identifies some of the principle partners for the City's priority funding and service development:

- Bea's Kids
- CASA of Denton County
- Children's Advocacy Center for Denton County
- WOVEN Medical Clinic
- Metrocrest Services

The City meets with all of its partners on an as-needed basis to develop organization capacity and programming offerings. Staff also regularly provides technical assistance and professional expertise to further develop institutional structure for all agencies and organizations serving the low-to-moderate income citizens of Carrollton.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not intend to use publicly owned land or property to fulfill the goals of the 2019-2023 Five-year Consolidated Plan.

Discussion

Please see above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Bea's Kids	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
CASA of Denton County	Non-profit organizations	Non-homeless special needs public services	Region
Children's Advocacy Center for Denton County	Non-profit organizations	Non-homeless special needs public services	Region
Metrocrest	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
WOVEN	Non-profit organizations	Families & Children, Homelessness, non-homelessness, special needs	Region

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The organizations listed in the table above have requested public services funding and are likely partners in the delivery of services to help meet Carrollton's Consolidated Plan goals. The Community Services Division, a subset of the Carrollton City Council, recommends funding and institutional partners to City Council. The full Council considers all requests and establishes a budget for public services.

The institutional structure in Carrollton is efficient and serves a variety of community needs. Carrollton is fortunate to be part of a regional network of service providers, which allows the leveraging of resources across the Dallas MSA.

In addition, the Home Rehabilitation Program works closely with area social service agencies and Metrocrest Services (MSS). This partnership is a key to identifying and delivering services under this program. Metrocrest Services provides referrals and conducts the intake and processing of all applicants. By partnering with these agencies, the City of Carrollton reduces administration burdens but is able to maximize program effectiveness.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X	X	X
Mental Health Counseling	X		
Transportation	X		
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Carrollton's discussions and consultations with area homeless service providers has revealed the need for a more sophisticated and coordinated effort to address the needs of the homeless population. Carrollton currently supports the efforts of area service providers to address the needs of persons who are homeless. Services funded include counseling, 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 for transitional housing has prevented agencies from developing transitional housing. Supportive services that could be expanded to better meet the needs of homeless and sub-populations

include counseling, job skills training, rental and utility payment assistance, clothing, childcare, and job referrals.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The largest gap in meeting the needs of Carrollton's special needs populations and persons who are homeless is lack of funding.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Carrollton will continue to support Metrocrest Services and other organizations in their endeavor to provide assistance to the homeless and/or near homeless population in Carrollton.

The City also plans to supplement the work of the various City-funded social service agencies to end chronic homelessness by promoting the preservation and maintenance of existing housing through its Home Rehabilitation Program.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Goal 1. Improve Neighborhood Infrastructure	2019	2023	Non-Housing Community Development	2019-2023 NOTICE Priority Neighborhoods	Neighborhood Infrastructure Improvements	CDBG: \$3,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
2	Goal 2. Enhance Code Enforcement	2019	2023	Non-Housing Community Development	2019-2023 NOTICE Priority Neighborhoods	Housing and Neighborhood Improvements	CDBG: \$356,000	Housing Code Enforcement/Foreclosed Property Care: 3750 Rental Housing Units
3	Goal 3. Provide Neighborhood Matching Grants	2019	2023	Non-Housing Community Development		Housing and Neighborhood Improvements	CDBG: \$0	General Funds For Neighborhood Enhancement Matching Grants - \$300,000
4	Goal 4. Preserve Existing Housing Stock	2019	2023	Affordable Housing Non-Housing Community Development		Housing and Neighborhood Improvements	CDBG: \$562,500	Homeowner Housing Rehabilitated: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Goal 5. Assist Service Providers	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services/Social Supports	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 80,000 Households Assisted Homelessness Prevention: 75,000 Persons Assisted General Funding for 5-Year period: \$2,000,000

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Goal 1. Improve Neighborhood Infrastructure
	Goal Description	<p>Due to the City’s aging neighborhoods and unique circumstances involving soil quality in the Carrollton area, significant public infrastructure repairs are needed throughout the City. Rather than randomly address necessary repairs, the City has elected to systematically implement needed street, alley, sidewalk and water and sewer line repairs one neighborhood at a time until the entire public infrastructure in that area has been repaired or reconstructed. Once repairs have been completed the City ensures that the neighborhoods are well preserved through code enforcement activities. These two efforts are called the <i>Neighborhood Oriented Targeted Infrastructure and Code Enforcement</i> program, or NOTICE.</p> <p>Goal 1 relates to the first element of NOTICE: infrastructure improvement. Through the NOTICE program, the City will repair and reconstruct all public infrastructure in 2 to 3 low and moderate income neighborhoods over the next five years. This will include all necessary repairs to street, alley, sidewalk and water and sewer line infrastructure until the entire neighborhood is repaired or reconstructed. NOTICE project goals will be realized by leveraging the CDBG funds with General Funds, Bond Funds and Utility Funds. As needed, the City will also update and revise existing ranking system as needed to determine priority neighborhoods for program.</p> <p>The City will also fund a NOTICE Neighborhood Revitalization projects as needed for parks and public facilities located in the low to moderate income areas of the city.</p>
2	Goal Name	Goal 2. Enhance Code Enforcement
	Goal Description	Utilization of enhanced code enforcement preserves multi-family rental housing to ensure healthy and safe living space for residents to live in.
3	Goal Name	Goal 3. Provide Neighborhood Matching Grants
	Goal Description	Continue to provide matching grants to neighborhood groups to upgrade and restore public property in the City through the City’s Neighborhood Enhancement Matching Grant Program through the use of General Funds.

4	Goal Name	Goal 4. Preserve Existing Housing Stock
	Goal Description	Continue to fund the City's Home Rehabilitation program to assist low to moderate income homeowners complete home repairs that they otherwise would be unable to afford. This program will have several activities: Minor Home Repair, Emergency Repair, and People Helping People.
5	Goal Name	Goal 5. Assist Service Providers
	Goal Description	Continue to allocate a portion of the City's General Fund towards grants and donations for Carrollton service providers that target low to moderate income residents.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates approximately 20 families will be assisted each year through the Minor Home Repair, Emergency Home Repair Grant and People Helping People Programs funded through the CDBG grant. The City Neighborhood Enhancement Matching Zone Grant and Single-Family Rehab Incentive allocated through General Funds anticipates assisting another 20 families each year.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A; Carrollton does not have a PHA.

Activities to Increase Resident Involvements

N/A; Carrollton does not have a PHA.

**Is the public housing agency designated as troubled under 24 CFR part 902?
Plan to remove the ‘troubled’ designation**

N/A; Carrollton does not have a PHA.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Carrollton will update its Analysis of Impediments to Fair Housing Choice in the fall of 2019. The last AI, conducted in 2015, found no negative effects of public policies on production of affordable housing and residential investment.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Carrollton conducted an Analysis of Impediments to Fair Housing Choice (AI) study in 2015. The study identified the following barriers to affordable housing in Carrollton: the difficulty minority households have in accessing residential credit, particularly home improvement loans; the lack of affordable rental housing; and the difficulty residents may experience in locating fair housing information.

The City's activities to address barriers to housing choice primarily focus on improving housing quality and preserving existing affordable housing stock:

The City's *Neighborhood Oriented Targeted Infrastructure and Code Enforcement (NOTICE)* program focuses on low-moderate income neighborhoods to provide safe streets, sidewalks, alleys and utility lines. The NOTICE program was recognized by *Neighborhoods USA in 2007* under the category of physical revitalization and beautification.

The Home Rehabilitation program targets the income qualified residents of Carrollton.

The City continues to maintain a strong emphasis on safe and affordable housing for all residents. Through the Environmental Services Department there are two inspection programs geared toward maintaining rental property, one for single-family rental property and the other for multi-family rental property.

The Single Family Rental Registration and Inspection Ordinance passed by the City Council ensures tenants and landlords of residential rental properties, are involved in maintaining single family homes in a safe and sanitary condition. The ultimate goal is to improve the overall condition of rental properties and to provide decent and affordable housing without being a blight on surrounding homes, thus helping enhance property values within the affected neighborhoods. This ordinance requires all property owners and companies who rent or lease single-family homes or duplexes in Carrollton to register those rental properties with the City and to have them inspected by the City.

The Multi-Family Inspection Program stabilizes, maintains and enhances the apartment communities and motels in Carrollton. The program operates in partnership with the residents and management staff of those apartment communities and motels to achieve this goal through the enforcement of Title 9, Chapter 96 of the Carrollton Code of Ordinances, and the Comprehensive Zoning Ordinance. The Multi-Family Inspection Program operates by

performing annual inspections of apartment communities and motels, responding to complaints about potential violations of the Uniform Housing Code, the Carrollton Code of Ordinances, and the Comprehensive Zoning Ordinance and meeting with apartment management staffs on a regular basis to appraise and inform them of various City Codes and regulations.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach to persons experiencing homelessness is done through the City's partners, primarily Metrocrest Services. Carrollton allocates a portion of general funds each year to supporting these organizations and their efforts to prevent homelessness and provide needed services to the homeless population. The needs of persons who are homeless are assessed routinely as part of the program provision.

Addressing the emergency and transitional housing needs of homeless persons

Area homeless service providers would like a more sophisticated and coordinated effort to address the needs of the homeless and at-risk population in Carrollton; this includes some type of transitional shelter or housing. Funding constraints have been the primary barrier to creation of a more comprehensive approach to homelessness in Carrollton.

The chronically homeless require wrap around services that are not always cost effective to provide in a small community like Carrollton; as such, Carrollton service providers and City staff sometimes must refer individuals back to urban centers to access needed services.

The City of Carrollton will continue to support strengthening the capacity of local service providers to assist persons who are homeless or at-risk of homelessness through general fund contributions. This includes funding organizations to provide 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, job training, and rental and utility payment assistance.

At the core of Carrollton's current homelessness strategy is a partnership with Metrocrest Services, the City's lead homeless prevention provider. Services provided by Metrocrest to families who are experiencing housing instability, including the homeless population and those on the verge of homelessness, include:

- Case Management: Comprehensive evaluation and assessment of individual needs
- Housing instability prevention strategies
- Rent/Mortgage assistance
- Utility assistance
- Financial literacy education including budgeting and financial management
- Wraparound services such as GED prep, employment services, education and certification at local colleges
- Medical/Dental/Vision assistance
- Emergency food assistance
- Emergency clothing assistance
- Emergency housing assistance

- Transportation assistance (DART passes, gas cards)
- Minor home repair assistance (seniors only)
- Seasonal programs: holiday food and gifts, summer food, back to school supplies
- Tax preparation assistance
- Information and referral support

In January 2019, Metrocrest Services spearheaded the first point in time effort to count the unsheltered homeless in Carrollton and a number of surrounding communities. The point in time identified 19 individuals who are unsheltered, living outdoors or in a car, in the City of Carrollton. In addition, they made an effort to identify others in the community who were housing unstable. This included school district students who were living in motels, doubling up with family or friends, or living in a shelter. The count estimated that there are 245 housing unstable students in the Carrollton Farmers Branch Independent School District (C-FB ISD) and 113 housing unstable students in the Lewisville Independent School District, which includes portions of North Carrollton. Furthermore, the point in time also counted an additional 425 individuals in Carrollton who had been living in a motel for months or years, another indicator of housing instability.

The City also participates in conversations about regional homelessness issues with both Dallas and Denton Counties.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Please see above.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Please see above.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

For residents receiving assistance under the City's Housing Rehabilitation program where a lead based paint hazard is present, the City complies with federal regulations when levels are greater than *de minimus* standards. To determine if a lead based paint hazard is present, houses built before 1978 are tested for the presence of lead by a certified technician. About 25 homes are tested each year, with one or two testing positive for lead. In the event lead based paint is present, the City follows HUD guidelines in conjunction with the City's program specifications to remediate the lead issues. All CDBG-funded projects will meet all applicable regulations related to lead-based paint.

The City also provides—and will continue to provide—information to all program applicants regarding the hazards of lead based paint during the Five-year Consolidated Planning cycle.

During annual community events Environmental Quality staff will display and distribute materials, in English and Spanish, educating citizens about possible exposure to lead-based paint and prevention methods.

How are the actions listed above related to the extent of lead poisoning and hazards?

Current lead poisoning data are available at the county level. Testing revealed that elevated blood levels in children aged zero to five were found to be higher in children in Dallas County than children in Denton County, based on 2017 testing done by the Texas Department of State Health Services. In Dallas County, of about 33,811 children tested, 701 showed an elevated reading, or around 2 percent. In Denton County, of 4,378 children tested, 56 showed an elevated reading, or about 1.2 percent. This testing of elevated blood levels in children suggests that lead based paint hazards in Carrollton are relatively low. During the last Consolidated Planning cycle, Carrollton-specific data on lead poisoning was available. In that 2013 study, the Texas Department of Health's Childhood Lead Poisoning Prevention Program found very few Carrollton children with elevated blood levels: of the approximately 700 tested, just 3, or 0.004%, tested positive for elevated blood lead levels.

Still, an estimated 1,569 owner occupied, and 1,565 renter occupied housing units in Carrollton were constructed before 1980 and have children under the age of 6 living in them. If these units contain a proportionate share of persons in poverty as the City proportion overall (12.8% of families with children live in poverty in Carrollton), then 201 owner occupied and 200 renter occupied housing units in Carrollton could be occupied by low-income families with children that could contain lead based paint hazards. These risks are mitigated through efforts to build awareness and continued availability of the Home Rehabilitation program, which requires testing of all homes built before 1978 for lead based paint.

How are the actions listed above integrated into housing policies and procedures?

Please see the response above (Actions to address).

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's Anti-poverty efforts during the next 5 years will consist of the following:

- Coordinate local resources to increase educational opportunities for low-income persons in order to improve their ability to earn higher wages. Ensure the continued provision of basic technology classes for adults offered at local libraries.
- Improve the linkage between job training programs and local job creation efforts to attract high paying employers.
- Promote financial counseling and classes on budgeting and money management. Continue classes on financial seminar and tax preparation assistance for seniors at local libraries.
- 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. These goals are achieved by the local libraries, various City department programs and through the support of local non-profit agencies.

In addition to anti-poverty efforts directed by the City, Carrollton annually allocates nearly \$425,000 in General Fund dollars to partner nonprofit organizations serving residents in poverty, helping these families become self-sufficient.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's anti-poverty efforts complement its plans to preserve and improve existing affordable housing by providing additional stability and resources to low-income households.

SP-80 Monitoring – 91.230

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

Programs and projects administered and implemented by the City of Carrollton are monitored on a daily basis. Staff maintain 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 required for all programs and projects.

For the Housing Rehabilitation Programs, staff administers and continuously monitors all projects implemented under the program. Projects requested by residents are evaluated during an on-site evaluation by staff to determine if the project falls within the scope of the program. The City hires contractors to perform the work on the project. Use of specialized contractors ensures the quality of services is maintained at the highest level.

The City also tracks its performance and success in meeting goals at a broader level. This includes:

The City of Carrollton completes an annual analysis of the strategies and objectives as identified in the 2019-2023 Consolidated Plan with actual program accomplishments. Based on that analysis, the City considers amending or making updates to the adopted Consolidated Plan.

Established reporting standards and procedures are implemented into contracts with the City for the provision of public services. These reporting standards have allowed the City to be more strategic in the allocation of public service funding. Future funding from the General Fund for these services will be assessed annually based on the performance of each service provider.

Each year the Community Services Division reviews and updates its own strategic business plan. Review and updates to the plan are completed on a semi-annual basis. In addition, staff keeps track of program performance measures on a regular basis and submits a Performance Management Plan to the Finance Department.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2019-2023 Five-year Consolidated Plan. These resources are financial, involve partnership opportunities, and include ability to leverage additional funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	828,463	0	39,765	868,228	0	

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City leverages federal funds by using them in conjunction with City dollars for the NOTICE program. In addition, the City allocates about \$400,000 annually to local organizations providing direct services to low income households. The agencies and organizations receiving those funds work closely with the City in the provision of social services to all citizens in need. The close partnership the City has with the various agencies grows with each year of collaboration and changes to address emerging needs.

Staff that is employed as part of CDBG grant administration and planning activity provide technical, referral and capacity building assistance for the agencies on an ongoing basis.

The list below identifies some of the principal partners for the City's priority funding and service development:

- Bea's Kids
- CASA of Denton County
- Children's Advocacy Center for Denton County
- Woven Health Care
- Metrocrest Services

The City meets with all of its partners on an as-needed basis to develop organization capacity and programming offerings. Staff also regularly provides technical assistance and professional expertise to further develop institutional structure for all agencies and organizations serving the low-to-moderate income citizens of Carrollton.

Based on previous budgets and at the City Council's discretion the City anticipates allocating general funds in the following areas:

- \$60,000 for Neighborhood Enhancement Matching Grants
- \$425,000 for Social Service Agency funding (estimated value)
- \$45,000 for Neighborhood Empowerment Zone funding
- \$8,000 for Single Family Rehab Incentives in NOTICE neighborhoods
- \$187,700 for salary and benefits for three Community Development staff who oversee the NEMGP grants, MHRP grants, PHP grants, Single-Family Rehab Incentives, Emergency Repair Grants, NOTICE infrastructure improvements, Sign Toppers, and Single-Family Demolition/Rebuild grants.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not intend to use publicly owned land or property to fulfill the goals of the 2019-2023 Five-year Consolidated Plan.

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Goal 1. Improve Neighborhood Infrastructure	2019	2020	Non-Housing Community Development	2019-2023 NOTICE Priority Neighborhoods	Neighborhood Infrastructure Improvements	CDBG: \$643,728	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
2	Goal 2. Enhance Code Enforcement	2019	2020	Non-Housing Community Development	2019-2023 NOTICE Priority Neighborhoods	Housing and Neighborhood Improvements	CDBG: \$67,000	Housing Code Enforcement/Foreclosed Property Care: 1,500 Household Housing Unit
3	Goal 3. Provide Neighborhood Matching Grants	2019	2020	Non-Housing Community Development	2019-2023 NOTICE Priority Neighborhoods	Neighborhood Infrastructure Improvements	CDBG: \$0	Other: Use up to \$60,000 in General Funds each year for NEMGP Program
4	Goal 4. Preserve Existing Housing Stock	2019	2020	Affordable Housing Non-Housing Community Development	2019-2023 NOTICE Priority Neighborhoods	Housing and Neighborhood Improvements	CDBG: \$132,500	Homeowner Housing Rehabilitated: 20 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Goal 5. Assist Service Providers	2019	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development	2019-2023 NOTICE Priority Neighborhoods	Public Services/Social Supports	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 16,000 Households Assisted Homelessness Prevention: 15,000 Persons Assisted. Allocation of approximately \$425,000 in General Funds each year for social service agencies.

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Goal 1. Improve Neighborhood Infrastructure
	Goal Description	<p>As captured in the analysis conducted for the Consolidated Plan, the City’s housing needs are relatively modest. The City’s community development needs, however, are much greater. As noted above, the City’s infrastructure needs replacing to prevent substantial repair bills for owners. Low-income households in particular would have much difficulty affording the \$10,000 to \$15,000 it would take to pay for infrastructure improvements themselves. If these repairs were not made, infrastructure would continue to decline, leading to lower property values and neighborhood decline. To preserve the housing stock of its low and moderate income neighborhoods, many of which are minority-concentrated, the City has made public infrastructure improvements to neighborhoods, parks, and public facilities a top priority. In addition, the City will provide capital funding for materials and specialized labor for neighborhood revitalization in LMI target neighborhoods.</p> <p>To determine which low and moderate income neighborhoods have the greatest needs, the City has developed a needs identification and ranking system, which it reviews and updates on a regular basis. This system takes into account property/housing values, crime, age of housing stock, code violations and other relevant characteristics to determine which neighborhoods have the greatest needs and would benefit the most from community investment.</p>

2	Goal Name	Goal 2. Enhance Code Enforcement
	Goal Description	Utilization of enhanced code enforcement preserves multi-family rental housing to insure healthy and safe living space for residents to live in.
3	Goal Name	Goal 3. Provide Neighborhood Matching Grants
	Goal Description	Continue to provide matching grants to neighborhood groups to upgrade and restore public property in the City through the City's Neighborhood Enhancement Matching Grant Program through the use of General Funds.
4	Goal Name	Goal 4. Preserve Existing Housing Stock
	Goal Description	Low-income households in particular would have difficulty affording the \$3,000 to \$10,000 it would take to pay for housing improvements themselves. If these repairs were not made, structures would continue to decline, leading to lower property values and neighborhood decline. To preserve the housing stock of its low and moderate income neighborhoods, many of which are minority-concentrated, the City has made it a priority to continue to fund the City's Housing Rehabilitation program which includes People Helping People, Minor Home Repair and Emergency Repair projects to assist low to moderate income homeowners complete minor home repairs that they would otherwise been unable to afford with additional general funds. Goal is to address 20 structures this year.
5	Goal Name	Goal 5. Assist Service Providers
	Goal Description	Continue to allocate a portion of the City's General Fund towards grants and donations for Carrollton service providers that target low to moderate income residents through the allocation of General Funds.

Projects

AP-35 Projects – 91.220(d)

Introduction

This section details the projects proposed for the 2019-2020 program year.

Projects

#	Project Name
1	N.O.T.I.C.E. – Rhoton Park
2	N.O.T.I.C.E. – Thomas Park
3	Minor Home Repair Grants
4	Emergency Repair Grants
5	People Helping People
6	Enhanced Code Enforcement
7	Administration – Staff CDBG training

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priorities for Program Year 2019 are based on identification of the greatest needs in Carrollton, as described in the MA and NA sections of the Consolidated Plan. These include aging infrastructure and aging housing stock. In Program Year 2019, the City of Carrollton will allocate a total of \$868,228 in CDBG funds to meet these objectives. The specific allocation of those funds is as follows:

- 74% or \$643,728 dedicated to physical improvements to Rhoton and Thomas Parks.
- 16% or \$132,500 dedicated to the City’s Housing Rehabilitation Program which includes Minor Home Repair Grants, Emergency Repair Grants, People Helping People activities.
- 7% or \$67,000 for Enhanced Code Enforcement in the CDBG Target Area.
- 3% or \$25,000 for CDBG training for new staff, and ongoing training for established staff.

AP-38 Project Summary
Project Summary Information

1	Project Name	N.O.T.I.C.E. - Rhoton Park
	Target Area	2019-2023 -CDBG Target Area
	Goals Supported	Goal 1. Improve Neighborhood Infrastructure
	Needs Addressed	Neighborhood Infrastructure improvements
	Funding	CDBG: \$325,000
	Description	N.O.T.I.C.E. project for Rhoton Park, to upgrade park equipment and provide enhancements
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Rhoton Park serves 244 families in the Park Place Addition, which is predominately Hispanic and is low to moderate income. The park also serves 2 additional neighborhoods totalling 664 families, also predominately Hispanic, which had been previously defined as a low to moderate income area, but are not now.
	Location Description	2250 Ridgedale Drive
Planned Activities	Replace and upgrade playground equipment and surface areas, install lighting, retasking of sport court.	
2	Project Name	N.O.T.I.C.E. – Thomas Park
	Target Area	2019-2023 -CDBG Target Area
	Goals Supported	Goal 1. Improve Neighborhood Infrastructure
	Needs Addressed	Neighborhood Infrastructure improvements
	Funding	CDBG: \$318,728
	Description	N.O.T.I.C.E. project for Thomas Park, to upgrade park equipment and enhancements.
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	350 single-family households along with an addition 377 apartment units will benefit from the proposed activity. The area served is predominately Hispanic.
	Location Description	1955 Perry Road
Planned Activities	Replace and upgrade playground equipment and play surface areas and infrastructure repairs.	
3	Project Name	Minor Home Repair Grant
	Target Area	Varies
	Goals Supported	Goal 4. Preserve Existing Housing Stock

	Needs Addressed	Housing and Neighborhood Improvements
	Funding	CDBG: \$95,000
	Description	Minor Home Repair grants in the form of a forgivable loan to address repair of structural issues on single-family residential owned homes
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Expected to work on 15 single-family residential homes for grants in the Minor Home Repair Program.
	Location Description	Applicants must income qualify for the grant and locations are unknown until said grant is awarded.
	Planned Activities	Minor exterior repair grants to individuals of low to moderate income to perform repairs of structural issues on single-family residential owned homes.
4	Project Name	Emergency Repair Grant
	Target Area	Varies
	Goals Supported	Goal 4. Preserve Existing Housing Stock
	Needs Addressed	Housing and Neighborhood Improvements
	Funding	CDBG: \$30,000
	Description	Provide grants for repair projects designated as emergency situations requiring prompt attention
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated the Emergency Repair grant will benefit 3 low to moderate income families who financially qualify for the grant.
	Location Description	Locations are determined at time of application submittal and qualification review by staff of the applicant.
Planned Activities	Repairs on a structure of an immediate nature	
5	Project Name	People Helping People
	Target Area	Varies
	Goals Supported	Goal 4. Preserve Existing Housing Stock
	Needs Addressed	Housing and Neighborhood Improvements
	Funding	CDBG: \$7,500

	Description	Projects for individuals who are low to moderate income, which involve public participation in repairs to a single-family owned residential property.
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 2 low to moderate income families, who income qualify will be assisted with this program each year
	Location Description	Locations are determined upon submittal and qualification review by staff of the applicant and the availability of citizen participants to work at the homeowners' property
	Planned Activities	Exterior repairs to the structure
6	Project Name	Enhanced Code Enforcement
	Target Area	2019-2023 CDBG Target Area
	Goals Supported	Goal 4. Preserve Existing Housing Stock
	Needs Addressed	Housing and Neighborhood Improvements
	Funding	CDBG: \$67,000
	Description	To pay salary and benefits for code enforcement officer dedicated to the CDBG Target Area
	Target Date	09/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6,300 multi-family units reside in the CDBG Target Area which are eligible for the code enforcement officer to inspect. It is expected approximately 900 of the multi-family units will be directly inspected by the code enforcement officer. Also, an additional exterior inspection of 41 multi-family complexes will be conducted
	Location Description	2019-2023 CDBG Target Area
	Planned Activities	Perform annual exterior inspections of multi-family complexes, interior inspections of approximately 15% of multi-family apartments, address code violations observed during those inspections
7	Project Name	Administration - Staff Training
	Target Area	Varies based upon CDBG program being worked on
	Goals Supported	Goal 1. Improve Neighborhood Infrastructure Goal 4. Preserve Existing Housing Stock
	Needs Addressed	Housing and Neighborhood Improvements
	Funding	CDBG: \$25,000
	Description	To pay for travel and training of new staff in the area of CDBG funding and to provide ongoing training for established staff

Target Date	09/30/2020
Estimate the number and type of families that will benefit from the proposed activities	Citizens of low to moderate income and in the CDBG Target Area will have additional CDBG trained staff to discuss issues with relating to qualifying for the various CDBG grants, or on CDBG funded projects in their neighborhoods.
Location Description	1945 E. Jackson Road
Planned Activities	Training of 3 new staff members in the Basic CDBG class at an off-site location which is undetermined at this time. Also, further education training in other areas of CDBG funding and accountability by established staff

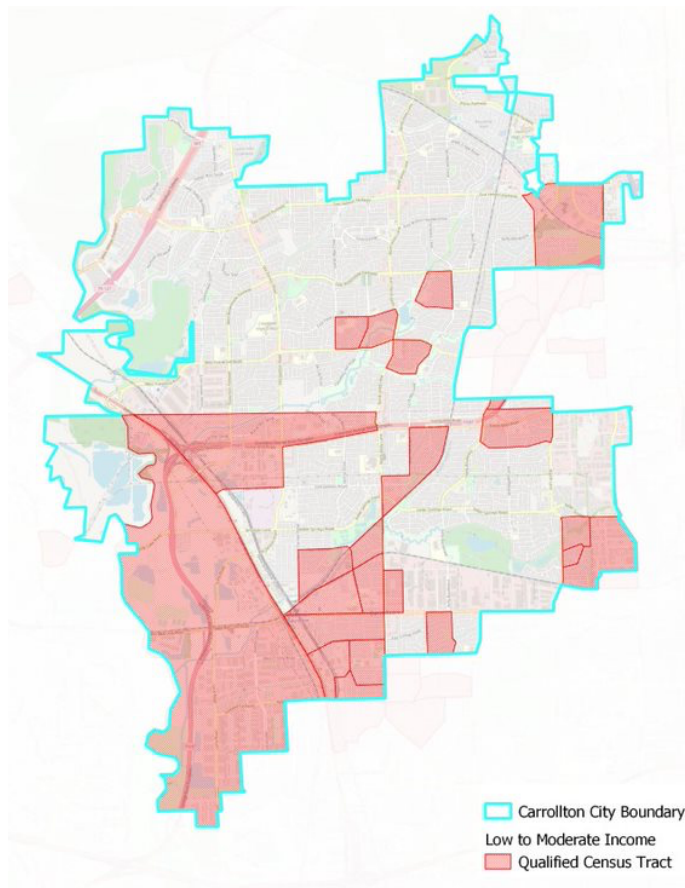
AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

During the 2019 Action Plan year, CDBG funding for the NOTICE program will be allocated to CDBG-eligible priority neighborhoods. Neighborhoods receiving improvements are ranked according to infrastructure needs. The top three ranked neighborhoods--Duncan Heights, Woodcrest Estates and A.W. Perry--are also neighborhoods with minority concentrations.

For the 2019-2023 Consolidated Plan, low and moderate income (LMI) areas were identified using the HUD-provided Low- and Moderate-Income Summary Data (LMISD) for FY 2019 as detailed in CPD Notice 19-02. The underlying data in the LMSID are from the 2011-2015 ACS.

The calculation used to identify LMI areas was: 1) Determine average household size by Census tract using 2012 ACS; 2) Determine the LMI ceiling by tract, which is 80% of the median family income limit closest to the tract-level average family size; 3) Using household income distribution data from the ACS, determine the number of households in the tract that earn less than the LMI ceiling; 4) Calculate the proportion of the tract's households that the LMI households represent. If 38.5% or more, the tract is a LMI tract. The LMI map is shown below.



During the 2019 Action Plan year, the City of Carrollton will allocate funding geographically toward the Crosby Estates (South) neighborhood, in Census tract 137.14, block groups 4013, 4014, 4015, 4016, 4017, 4024, and 4025. This neighborhood is a minority-concentrated area.

A minority concentrated area is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population. The housing market area is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally, the housing market area is the County.

Geographic Distribution

Target Area	Percentage of Funds
2019-2023 NOTICE Priority Neighborhoods	86

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Neighborhoods receiving improvements are ranked according to infrastructure needs and LMI status. Many of these neighborhoods are also minority concentrated areas.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction This section summarizes the affordable housing goals for the FY2019-2020 Action Plan.

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless = 20 households
Special-Needs
Total = 20 households

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units = 20 households
Acquisition of Existing Units
Total = 20 households

Table 58 - One Year Goals for Affordable Housing by Support Type
Discussion

Please see above.

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable, as Carrollton does not have a public housing authority.

Actions planned during the next year to address the needs to public housing

N/A

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

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes the activities planned during the 2019-2020 program year to address the needs of persons who are homeless and other non-homeless special needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach to persons experiencing homelessness is done through the City's partners, primarily Metrocrest Services and Children's Advocacy Center of Denton County, or, if City staff, such as members of law enforcement, encounter persons experiencing homelessness, referrals to Metrocrest Services are made. Carrollton allocates a portion of general funds each year to supporting Metrocrest Services and other social service providers and their efforts to prevent homelessness and provide needed services to the homeless population. The needs of persons who are homeless are assessed routinely as part of program provision. In 2019 Carrollton participated in its first Point in Time Count, recognizing that chronic homelessness is an emerging issue in Carrollton. Families meeting the McKinney-Vento definition of homelessness are identified by the school district and also receive referrals to Metrocrest Services or other appropriate providers (e.g., Bea's Kids). Carrollton's philosophy is to put resources into the hands of local experts who are best positioned to assess and serve those experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Area homeless service providers would like a more sophisticated and coordinated effort to address the needs of the homeless and at-risk population in Carrollton; this includes some type of transitional shelter or housing. Funding constraints have been the primary barrier to creation of a more comprehensive approach to homelessness in Carrollton.

The chronically homeless require wrap around services that are not always cost effective to provide in a small community like Carrollton; as such, Carrollton service providers and City staff sometimes must refer individuals with more intensive supportive services needs, such as permanently supportive housing, back to urban centers to access needed services.

The City of Carrollton will continue to support strengthening the capacity of local service providers to assist persons who are homeless or at-risk of homelessness through general fund contributions. The City plans to make an estimated \$425,000 available for social service programming in General Fund resources. Much will be used to assist persons living in poverty who are at risk of homelessness as well as persons experiencing homelessness.

This includes funding organizations to provide 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, job training, and rental and utility payment assistance.

Services funded by Carrollton and delivered by Metrocrest to families who are experiencing housing instability, including the homeless population and those on the verge of homelessness, include:

- Case Management: Comprehensive evaluation and assessment of individual needs
- Housing instability prevention strategies
- Rent/Mortgage assistance
- Utility assistance
- Financial literacy education including budgeting and financial management
- Wraparound services such as GED prep, employment services, education and certification at local colleges
- Medical/Dental/Vision assistance
- Emergency food assistance
- Emergency clothing assistance
- Emergency housing assistance
- Transportation assistance (DART passes, gas cards)
- Minor home repair assistance (seniors only)
- Seasonal programs: holiday food and gifts, summer food, back to school supplies
- Tax preparation assistance
- Information and referral support

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Please see above.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs

Please see above.

Discussion

Please see above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Carrollton is in the process of updating its Analysis of Impediments to Fair Housing Choice, which will be available in the fall of 2019. The last AI, conducted in 2015, found no negative effects of public policies on production of affordable housing and residential investment.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Stakeholders in the public participation process for the Consolidated Plan and the forthcoming AI identified Not-in-My-Backyard Syndrome (NIMBYism) as a potential barrier to affordable housing development, which could be mitigated with education and outreach and future investments that prioritize affordable and workforce housing.

In addition, stakeholders expressed concern about the adverse effects and potential displacement of low income, often Hispanic or Asian residents related to implementation of the Apartment Crime Reduction Program, including the loss of naturally occurring affordable multifamily housing due to demolition. The extent to which this and other public policies create barriers to affordable housing will be explored further in the AI.

Subsequent Annual Action Plans will include detailed actions planned to address barriers to affordable housing, as identified in the 2019 AI.

Discussion:

Please see above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section reports additional efforts the City will undertake during the 2019-2020 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Limited funding and resources to address the most complicated situations (e.g., chronically homeless) are the primary obstacles to meeting underserved needs in Carrollton. The City will allocate approximately \$425,000 in general fund dollars to its social service partners to help meet the basic unmet needs of residents, including food, medical care, clothing and emergency housing assistance.

Actions planned to foster and maintain affordable housing

Housing actions will be accomplished through existing efforts to preserve affordable housing through neighborhood and housing unit improvement programs (NOTICE, Housing Rehabilitation).

Actions planned to reduce lead-based paint hazards

Mitigating lead based paint hazards will mostly be accomplished through lead paint testing and, if lead is found, abatement through the Minor Home Repair program.

The City will also provide information to all program applicants regarding the hazards of lead based paint and display and distribute materials (in English and Spanish) on lead based paint hazards during annual community events.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty efforts that will be undertaken during the 2019-2023 Consolidated Plan period are detailed in SP-70. During the first Action Plan year, the following activities will be initiated:

- Establish a plan for how to better coordinate local resources to increase educational opportunities for low-income persons in order to improve their ability to earn better wages.
- Examine the linkage between job training programs and local job creation efforts. Ensure that job training matches expected and growing employment opportunities.
- Promote financial counseling and classes on budgeting and money management.
- Examine and identify opportunities for improvements in 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 Services will provide technical assistance and information to private and public organizations that seek to provide affordable housing and support services to residents of Carrollton.

Actions planned to develop institutional structure

The City will continue to promote and emphasize the need for greater coordination between all 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 ensure that needs are being properly addressed and that resources are being maximized. One of Carrollton's strengths is the strong partnerships developed between City departments and local agencies with the objective of most efficiently and effectively meeting local needs.

Actions planned to enhance coordination between public and private housing and social service agencies

Please see above.

Discussion:

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction: This section outlines Program Specific Requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	none
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	none
3. The amount of surplus funds from urban renewal settlements	none
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	none
5. The amount of income from float-funded activities	none
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

Appendix - Alternate/Local Data Sources

Sort*	Data Source Name
1	2012 ACS
2	2000 Census (Base Year), 2016-2017 ACS
3	2011-2015 CHAS Data
4	PD & R Picture of Subsidized Households database
5	HUD AFFH Table 6
6	2017 ACS 1-Year
7	2019 HUD FMR and HOME Rents
8	2017 ACS 1-Year and Quarterly Workforce Indicators
9	Metrocrest Services 2019 Point in Time Count