

DRAFT

HOME-ARP Allocation Plan

March 2023

Participating Jurisdiction:
The City of Waco, TX



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Introduction

As a part of the American Rescue Plan Act of 2021 (“ARP”), the Department of Housing and Urban Development (“HUD”) allocated \$4.925 billion in supplemental ARP funds through the HOME Investment Partnership Program (“HOME”) to support communities throughout the country to address homelessness. This newly created funding source is called the HOME-ARP program. Eligible recipients included the 651 states and local participating jurisdictions (“PJs”) that qualified for an annual HOME Program Allocation in FY 2021.

The City of Waco, TX (“the City”) was awarded \$2,539,867 in HOME-ARP funds to assist the following populations:

- Homeless
- At-risk of homelessness
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, human trafficking
- Other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those at greater risk of homelessness
- Veterans and families that include a veteran that meets one of the preceding criteria

HOME-ARP funds can be used towards funding the following eligible activities to reduce homelessness and increase housing stability across the country:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at 24 CFR 578.53(e), homeless prevention services, and housing counseling
- Purchase and Development of Non-Congregate Shelter

All PJs eligible to receive HOME-ARP funding are required to submit a HOME-ARP Allocation Plan to HUD for review. The HOME-ARP Allocation Plan provides a description of how the PJ intends to utilize its funding on proposed activities, and how it will address the needs of qualifying populations. In accordance with [Section V](#) of the Final HOME-ARP Implementation Notice, PJs must:

- Consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems
- Provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan

To complete a HOME-ARP Allocation Plan, a PJ must also:

- Conduct a needs assessment and gap analysis

- Describe proposed HOME-ARP activities
- Describe the PJs production housing goals
- Identify whether the PJ intends to give preferences to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project
- Identify if the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, and state its HOME-ARP refinancing guidelines (if applicable)
- Implement a public comment period of at least 15 calendar days
- Hold at least one public hearing during the development of the HOME-ARP Allocation Plan and before submission

Upon the culmination of the City’s consultation and public participation processes, along with the completion of its needs assessment and gap analysis, the City has prepared the following HOME-ARP Allocation Plan for review, consideration, and acceptance by HUD.

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction. The City of Waco is the lead agency of the Heart of Texas Homeless Coalition CoC.

Summary of the consultation process:

Through a competitive solicitation process, the City awarded Baker Tilly US, LLP (“Baker Tilly”) a contract to complete HOME-ARP Allocation Plan consulting services on behalf of the City. The project scope included:

- Developing and facilitating a community engagement strategy across a broad range of community stakeholders, advocacy groups, residents, and City staff
- Completing a needs assessment and gap analysis
- Conducting community engagement and consultation among agencies, service providers, and the public
- Facilitating a public hearing among residents of the community
- Assessing housing needs and priorities given current market conditions and projected growth trends for qualifying populations
- Prioritizing identified needs for qualifying populations
- Identifying and describing proposed eligible HOME-ARP activities to be completed by the City
- Preparing the City’s HOME-ARP Allocation Plan

Prior to beginning the consultation process, Baker Tilly facilitated meetings with the City to review the goals and objectives of conducting community and stakeholder outreach and engagement. During these meetings, it was determined that the Waco, TX Continuum of Care (CoC), also known as the Heart of Texas Homeless Coalition, in addition to local public housing authorities (PHAs), community-based organizations (i.e. providers of various supportive services, veteran-based groups, domestic violence service providers, public/private agencies that address qualifying populations, etc.) would be consulted with to facilitate conversations focusing on unmet needs, gaps in affordable housing options and service delivery systems for the City's most vulnerable citizens. Additionally, the City and Baker Tilly identified engagement methods that would be used to engage agencies and residents which: included three virtual focus groups with agencies, one public hearing for residents, the distribution of an agency-focused Stakeholder Needs Assessment Survey, and the distribution of a Citizen Participation Survey in English and Spanish geared toward City residents.

To prepare for the execution of the stakeholder focus groups, agencies were invited via email to register via Microsoft Forms to attend any of the three virtual focus groups being offered to provide their input. Focus groups were scheduled across a one-week timeframe for the following dates and times:

- Focus Group 1: Thursday, January 5, 2023, 9:30 A.M. CST – 11:00 A.M. CST
- Focus Group 2: Monday, January 9, 2023, 2:00 P.M. CST – 3:30 P.M. CST
- Focus Group 3: Wednesday, January 11, 2023, 10:00 A.M. CST – 11:30 A.M. CST

A total of 32 agencies were invited to participate in the virtual focus group sessions; 20 individuals representing 14 agencies participated in at least one focus group. During the focus groups, a variety of questions were asked to address the following topics:

- Populations most in need of assistance
- Gain a better understanding of qualifying populations
- Barriers to finding affordable housing and accessing supportive services
- Access to public transportation
- Coordinated entry process
- Greatest unmet needs and gaps in services among qualifying populations
- Potential project ideas that may be eligible under the HOME-ARP program

Participants were provided the opportunity to respond to open-ended questions throughout each session, which led to increased dialogue among the groups. Upon completion of the final focus group, agencies were also invited via email and word-of-mouth during focus groups to complete an online Stakeholder Needs Assessment Survey, created in Microsoft Forms, which would allow for agencies an additional opportunity to provide feedback, including those agencies that were unable to participate in a focus group. For additional reach, the City shared the Stakeholder Needs Assessment Survey with the Continuum of Care to collect more responses.

Summary of comments and recommendations received through the consultation process:

Responses from stakeholder agencies identified the production and preservation of affordable rental housing and transitional supportive housing as the greatest priority in Waco. Focus group attendees favored the production and preservation of affordable housing due to low availability of rental housing and dramatic increases in year-over-year rent from \$300 - \$500 in some cases. Landlords have the ability to be highly selective about who they rent to since the market is so aggressive and fewer are accepting Tenant Based Rental Assistance (TBRA). Because there are very limited affordable housing options, it takes 60 days on average for rapid rehousing and sometimes closer to 90 days. The greatest need is for 1 - 2-bedroom units, for which the current wait period is two years. Larger 4 - 5-bedroom units are also needed for families seeking affordable housing options. Participants noted that rental options with utilities included would be very helpful and that units should be built in varying areas across the city, not just in one location.

A need for non-congregate shelter was also discussed because there is a lack of availability of emergency shelter. Focus group participants mentioned that shelter for families is especially important. There are agencies providing services including non-congregate shelter in Waco, but these agencies need additional funding to expand capacity.

Much focus was directed toward bus routes; focus group participants want to ensure that any non-congregate shelter or affordable rental housing is located near public transportation for easy accessibility around the city. There were supportive services noted that are in need, including life skills training, rent and utility assistance, and mental health. It was noted that if the funding was to be used for supportive services, it should be spread out across service types.

Organizations consulted and summary of feedback

Waco, TX			
Focus Group Comments for Draft Allocation Plan			
Organizations Consulted and Summary of Feedback			
Agency/Organization Consulted	Type of Agency/Organization	Method of Consultation	Feedback
Grassroots Community Development	Housing Provider/Fair Housing Service Provider	Virtual Meeting	The housing situation in Waco has certainly gotten worse since COVID. Rental and purchase prices have gone higher than what they have ever seen, and incomes have not adjusted. Anecdotally, \$300 - \$500 is normal for a year-over-year increase in rent. There is not enough rental property availability, especially for those with lower incomes. The rising costs are hurting people with lower incomes and demand for property is high due to growth in population. Transportation is critical, but bus routes in Waco aren't conducive to getting somewhere in a timely manner. Favors

			production and preservation of affordable housing since this is one-time funding.
Transformation Waco	Youth Service Provider	Virtual Meeting	Outside factors have drastically changed the rental and home purchase prices in Waco. Pre-redevelopment and tourism boom, there was no issue in completing rapid re-housing in <30 days. Now, it takes 60 days on average to rehouse, most of the time closer to 90 days. The city needs more affordable housing options. Currently, there aren't many options for transitional housing or emergency shelter for families unless they are victims of domestic violence. Landlords are being more choosy about who they rent to and not as many are accepting TBRA. Larger units (4 - 5 bedroom) for families are needed and the waiting period for a one-bedroom unit is two-years.
City of Waco Neighborhood Engagement	Municipal Agency	Virtual Meeting	No Comment
The Cove – Waco (CoC member)	Homeless Service Provider/Youth Service Provider	Virtual Meeting	More availability of life skills training is needed. A lot of the affordability issues that are occurring is because of the supply – we need to look at bridging gaps or introducing incentives for landlords to participate in TBRA. Building one large unit site isn't ideal. Funding should be leveraged to develop one or two units in different complexes across the city, if possible. Encourages use of funding for shorter-term projects like developer stack for housing permanency since it's a small funding stack.
Waco Housing Authority	Housing Authority	Virtual Meeting	Waco has a housing stability grant from the State of Texas (~\$2million) that could be utilized alongside the HOME-ARP distribution. Landlords are requesting two months of rent upfront, which is difficult for people/families with low incomes. It's also very difficult to find housing for people that are elderly and/or disabled. Mental health services must be prioritized, and childcare is also important. Funding should be focused on permanent supportive housing and potentially used to leverage developers. If the funding is used for support services, it's important to spread that funding out. There is a need for 700 units for just the people that have applied for public housing; 1–2-bedroom units are the highest need; believes there is a need for non-congregate shelter for people that are homeless and unsheltered.

La Puerta	Civil Rights Service Provider/Health Service Provider	Virtual Meeting	No Comment
Unbound Now Waco	Domestic Violence Service Provider	Virtual Meeting	No Comment
Highly Mobile Student Services - Waco ISD (CoC member)	Youth Service Provider/Homeless Service Provider	Virtual Meeting	The organization can't help families find housing because temporary housing/transitional housing isn't available. Childcare is very important so parents can work while also being housed, but it is limited and expensive. There is a need for families to receive life skills training.
Doris Miller VA Medical Center (CoC member)	Veteran Services	Virtual Meeting	Waco lacks consistent availability of transitional housing. The city needs additional transitional housing, non-congregate shelter, and family shelter. Establishing housing on bus lines is highly important. The VA sees a lot of people from Waco who need rent assistance and come in seeking rent assistance, but also has people come in from areas outside Waco and from surrounding counties seeking rent assistance.
Woodway Methodist Church	Faith Community Representative	Virtual Meeting	No Comment
Heart of Texas Behavioral Health Network (CoC member)	CoC/Health Service Provider	Virtual Meeting	There is a shortage of units that have the ability to wrap utilities into the lease and there is a lack of efficiency apartments. Income requirement/increased deposit requirement are creating barriers to obtain housing. There is a lack of funding for eviction remediation services and a need for rental insurance funding or a landlord incentive program to pay for damages caused by TBRA renters in exchange for the allowance of TBRA recipients to rent. There is a need for one-bedroom units and also a need for three- or four-bedrooms units. Funding should be used for transitional or affordable housing.
United Way of Waco-McLennan County	Senior Service Provider/Youth Service Provider/Persons with Disabilities Service Provider/Domestic Violence Service Provider	Virtual Meeting	Rental deposits, renters' insurance, utilities, and additional deposits required for rentals are all barriers to housing. Mission Waco has a homeless shelter for men and women that is extended stay - 43 days initially, and then can get an extension if they are doing well and working to get out of homelessness. It is the only shelter between Austin and Dallas offering long-term sheltering. Supportive services including rent payment, utility payments, childcare expenses, etc. would help, but they are temporary stop-gap measures.

			Production or preservation of affordable housing is important, but the biggest need currently is the purchase and development of non-congregate shelter. The funding could be provided to non-profits that are already providing shelter to help them expand. It would be (continued) great to have an additional transitional 6 month+ shelter.
American Gateways	Civil Rights Service Provider/Domestic Violence Service Provider	Virtual Meeting	There has been an increase in domestic violence since COVID started. Since American Gateways' clients don't have the legal ability to work, when they go to domestic violence centers, they have a two-week limit and then they get kicked out (because of work requirements). Women experiencing domestic violence end up staying at home because it makes their spouse angrier when they come back. Social Security numbers are required to rent at some point, so undocumented immigrants are challenged. Even if they can rent something, it's often hard to get utilities with no social security number, so it forces undocumented immigrants to double up with others that have utilities. Rental options with utilities included in rent would be helpful. Transitional housing is a big need for American Gateways' clients. Clients are also doing things like sharing housing or couch surfing that need transitional housing that lasts a couple of weeks.
Community Race Relations Coalition	Civil Rights Service Provider	Virtual Meeting	No Comment
Heart of Texas Homeless Coalition	Continuum of Care	Virtual Meeting	The CoC is composed of numerous Waco-based organizations. Several of the CoC members participated in the consultation efforts that were conducted to prepare this HOME-ARP allocation plan. CoC members that participated in consultation efforts are listed below (their responses have also been included within this table as well). <ol style="list-style-type: none"> 1. City of Waco (CoC lead agency) 2. Heart of Texas Behavioral Health Network 3. Waco Independent School District 4. The Cove Heart of Texas, Inc. 5. VA Central Texas Health Care
Family Abuse Center	Domestic Violence, Stalking, Trafficking	Phone Consultation	Need additional landlord partners to provide scattered site housing to households in need of emergency assistance. Housing case managers to assist with finding permanent housing for families.
Jesus Said Love	Domestic Violence, Stalking, Trafficking	Phone Consultation	Need additional emergency housing units. Job training placement, employment training,

			transportation services, child care, and family reunification services.
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Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP Allocation Plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP Allocation Plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive
- The range of activities the PJ may undertake

Summary of the public participation process:

The City recognizes the importance of collecting input and feedback from citizens residing within the community when designing programming that will ultimately impact residents the most. As such, the City conducted extensive outreach and engagement efforts to ensure broad public participation in the development and review of the HOME-ARP Allocation Plan.

To initiate its public participation process, the City created a 14-question electronic Citizen Participation Survey using Microsoft Forms designed to collect feedback from the perspective of residents within the community regarding key populations in need, unmet needs within the community, and to identify priority areas for new services and programs to reduce homelessness and increase the availability of affordable housing. The survey was also translated into Spanish for residents that identified as Spanish speaking and made available via hard copy as well for those individuals that preferred to complete the survey manually.

Public comment period and public hearing

The draft HOME-ARP Allocation Plan was made available for public comment Monday, February 21, 2023 – Friday, March 10, 2023. The City made the draft HOME-ARP Allocation Plan available to the public via the City’s website. Additionally, the draft HOME-ARP Allocation Plan will be made available in hard copy at the six following locations:

- **Community Services Department**, City Hall Ground Floor, 300 Austin Ave., Waco, TX 76702
- **Main Library**, 1717 Austin Ave., Waco, TX 76701
- **East Waco Library**, 901 Elm St., Waco, TX 76704
- **West Waco Library**, 5301 Bosque Blvd., Suite 275, Waco, TX 76710
- **South Waco Library**, 2737 South 18th St., Waco, TX 76706
- **City Secretary Office**, City Hall First Floor, 300 Austin Ave., Waco, TX 76710

The City’s public hearing to discuss the draft HOME-ARP Allocation Plan was held on Tuesday, March 21, 2023 at 6:00 P.M. CST. The public hearing was held at the Waco Convention Center - Bosque Theatre located at 100 Washington Avenue, Waco, TX 76701.

To market the City’s public comment period and public hearing, the City published notices across the following platforms:

- Waco-Tribune Herald
- City of Waco’s website (<https://www.waco-texas.com/Public-notices>)
- City of Waco’s social media platforms (Facebook and Instagram)

• Public comment period start & end date:	2/21/2023 – 3/10/2023
• Public hearing date:	3/21/2023

Summary of efforts to broaden public participation:

The City began to execute its public participation efforts on Tuesday, January 17, 2023, by launching its Citizen Participation Survey across multiple platforms. Surveys were made available for three weeks, produced in English and Spanish, and were available online and in-person as a hard copy at libraries throughout the City. Distribution of the surveys included:

- Publishing on the City’s housing website (<https://www.waco-texas.com/Departments/Housing>)
- Email distribution to CoC members, stakeholder organizations, and service providers
- Meetings with case managers and stakeholder organizations

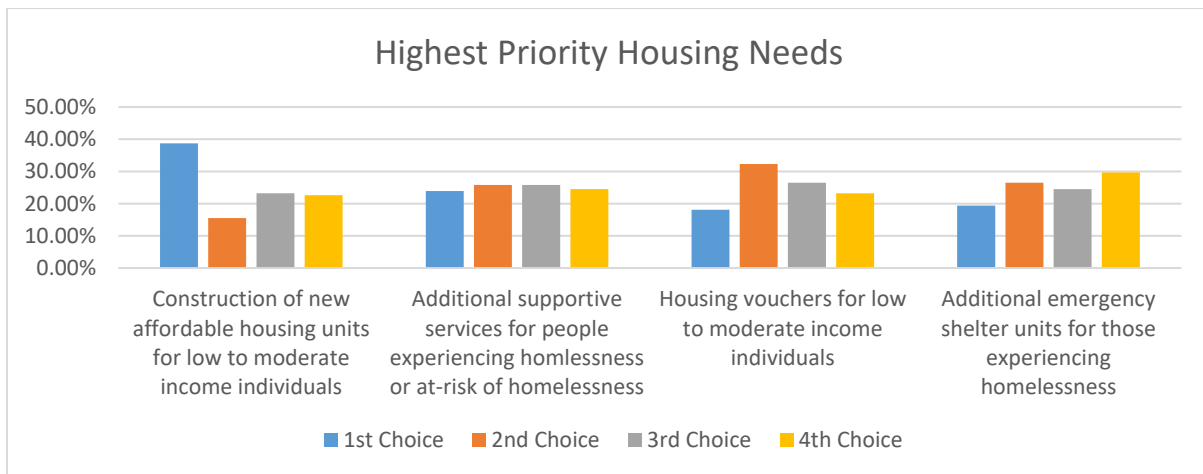
The City’s Citizen Participation Survey received a total of 168 responses (167 English, 1 Spanish) from a broad section of the community.

Summary of comments and recommendations received through public participation process:

The City of Waco received feedback from 168 community residents during the public participation process. Comments and recommendations were received both from members of the public as well as stakeholder organizations and service providers. The detailed comments and recommendations from the 168 community residents are summarized below.

- Citizen Comments and Recommendations

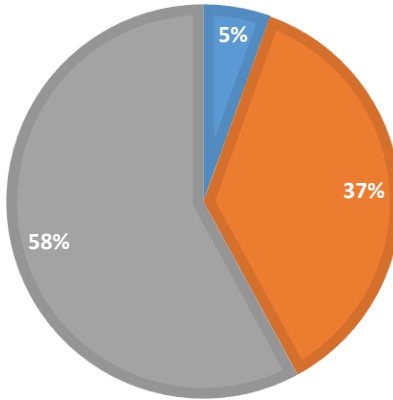
- Of the 168 individuals that responded to the Citizen Participation Survey:
 - 38.7% identified construction of new affordable housing units as their top priority
 - 23.9% of respondents identified additional supportive services as their top priority
 - 18.1% of respondents identified housing vouchers for low to moderate income individuals as their top priority
 - 19.4% identified additional emergency shelter units for those experiencing homelessness as their top priority



- When asked what they thought was the single greatest housing need in the community:
 - 58% of respondents identified the lack of affordable rental housing units
 - 37% of respondents identified transitional housing with support services
 - 5% of respondents identified non-congregate emergency shelter

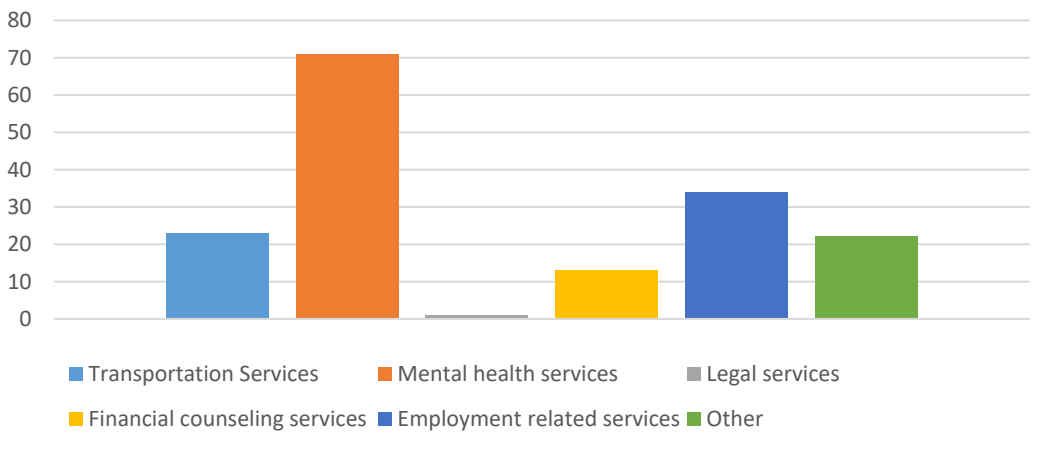
SINGLE GREATEST HOUSING NEED

■ Non-congregate Emergency Shelter ■ Transitional Housing with Supportive Services
■ Affordable Rental Housing Units



- When respondents were asked what they believed to be the most needed service for individuals that are homeless or at-risk of homelessness, the top three responses were as follows:
 - 71 respondents identified mental health services
 - 34 respondents identified employment related services
 - 23 respondents identified transportation services

Greatest Gap in Services or Unmet Need



The data collected from the Citizen Participation Survey indicates that the feedback from the public is in support of **constructing new affordable rental housing units**. Additionally, there is a need for some type of **permanent supportive housing** and the community shows strong support of **increasing mental health services**.

Additional long-form comments were received that covered a range of other topics related to wrap around services, a combination of all services, and life skills coaching.

Acceptance of public comments or recommendations

The City has reviewed and accepted all comments and recommendations that were submitted via the Citizen Participation Survey, received during the public comment and public hearing processes. All comments and recommendations received were considered as part of the HOME-ARP Allocation Plan development process.

Waco Demographic Profile

The City of Waco was founded in 1849 and serves as the County seat of McLennan County Texas. The city was named after the Wichita tribe who lived on the land in the present-day downtown area. The early Spanish settlers pronounced the Wichita as “Huaco”.

The first city block was laid out by Texas ranger George Erath in March 1849. The city’s location on the Brazos River and a ferry run by Shapley Ross helped attract cotton farmers to the area. The city later became a stop on the “Chisolm Trail” as cattle drivers and cowboys drove livestock across the Brazos. Waco's economy especially began to boom after 1870 when the Waco Bridge Company opened a suspension bridge spanning the Brazos. Upon completion of the bridge, Waco was quickly reincorporated as the "City of Waco." In 1871, when the Waco and Northwestern Railroad was built into the city, Waco became an important debarkation point for thousands of prospective settlers headed west and the primary shipping point for a broad area.

During World War II Waco's economy was invigorated by the construction of war plants and military bases in or around the city. Mattress and canvas industries grew in the city, and by 1942 Waco was the armed forces' leading manufacturer of cots, tents, mattresses and barracks bags. By 1952 Waco was the sixth largest industrial center in Texas, with more than 250 factories producing cotton goods, tires, glass, furniture, sporting goods, caskets, and dry-cleaning equipment. The city’s population at this time reached 84,300.

After much prosperity, the City of Waco experienced an economic downturn when on May 11, 1953, a tornado tore through the heart of the city. The storm killed 114 people and seriously injured another 145. A total of 196 business buildings were completely destroyed and 396 were damaged so badly that they had to be torn down. The closing of Connally Air Force Base in 1966 also contributed to the city’s economic decline.

Waco’s downtown area was revitalized in the 1970’s utilizing the Urban Renewal program, enabling the construction of tourist attractions such as the Texas Ranger Hall of Fame. In the 1990’s a zoo at Cameron Park was established and the Texas Sports Hall of Fame building was constructed. Waco is also home to the Waco Mammoth National Monument, a 100-plus acre stretch of wooded parkland along the Bosque River which is part of the National Parks System.

The site provides a glimpse into the lives of Columbian mammoths as their bones were discovered along the Bosque River.

Today, the main contributors to Waco's economy are its medical facilities, veterans' services, candy making, insurance, merchandise, professional services, manufacturing, aerospace, and government. Three major educational institutions are also located in the city: Texas State Technical College, McLennan Community College, and Baylor University.

Total Population

According to the U.S. Census Bureau, 2017-2021 American Community Survey (ACS) 5-Year Estimates, the total population of the City of Waco was estimated as 136,800. Of this total population, it was estimated that a total of 128,371 persons comprised an estimated 50,990 households.

Race & Ethnicity

Waco's White population was estimated at 87,502, or 64.0%, of the total population. The City's Black population was estimated at 28,598, or 20.9%, of the total population. Persons indicating that they were of two or more races was estimated at 12,873, or 9.4%, of the total population. Waco's Asian population only accounted for 2.1% of the total population, reaching an estimated 2,857 persons. A smaller but still noticeable number of persons identified as "Some other race" making up 3.4% of the total population with 4,607 persons identifying as "Some other race".

Of Waco's 136,000 estimated persons, 42,439 were of Hispanic ethnicity. This figure constituted 31.0% of the total population. And among persons identifying as Hispanic/Latino, 37,801, were of Mexican heritage representing 27.6%, of the total population.

Gender & Age

According to the 2017-2021 ACS 5-year estimate, of Waco's 136,000 estimated persons, an estimated 70,709, or 51.7%, were female and an estimated 66,091, or 48.3%, were male.

The number of persons 18 years and over was estimated at 104,343, or 76.2%, of the total population. Of the population over the age 18, 27.7% were estimated to be between 20 to 34 years of age, 20.4% between 35 to 54 years of age, 9.7% between 55 to 64 years of age, 7.3% between 65 to 74 years of age, and 5.3% over 75 years of age.

Household Type

Estimates tabulated by the 2017-2021 ACS 5-year estimates projected that of 50,990 estimated households, 17,827, or 35.0%, were married-couples. It was also estimated that 15.1% of married-couple households had at least one child under the age of 18 living in the household.

An estimated 10,803 households or, 21.2%, consisted of a male without a spouse present and an estimated 19,070 households, or 37.4%, were female without a spouse present.

Of households where a person lived alone, an estimated 7,243, or 14.2%, were males living alone and an estimated 1,786, or 3.5%, of these males were over the age of 65. Households where a female lived alone was estimated at 9,594 households, or 18.8%, of all households. Of these female households, an estimated 3,805, or 7.5%, were over the age of 65.

Of all households, 12,764, or 25.0%, had one or more persons over the age of 65.

The overall average household size for the city of Waco was estimated at 2.52 persons.

Educational Attainment

Of an estimated 77,357 persons over age 25 according to the 2017-2021 ACS 5-year estimate for the City of Waco, 20,742 have a bachelor's degree and 7,966 have a graduate or professional degree. Thus, less than half, or 26.8%, of the working age population are college graduates.

Workforce

According to the [Waco Area Economic Summary of February 3, 2023](#) published by the Bureau of Labor Statistics (BLS), 132,400 persons were employed in non-farm industries. The number one ranked industry in terms of employed persons as enumerated by the economic summary was Trade, Transportation, and Utilities employing 24,200 workers. Following was Education and Health Services employing 23,900 workers. Government was the third ranked industry employing 20,200 workers. The fourth ranked industry in the City of Waco was Manufacturing employing 15,600 workers.

The 2017-2021 ACS 5-year estimate provides additional data to understand how the local economy provides employment to Waco residents. Instead of looking at data on industries located in Waco and the number of persons they employ without consideration of the jurisdiction of their residence, this data looks at industry of employed persons who are living within Waco. According to the 2017-2021 ACS 5-year estimate, the number one ranked industry in terms of employing persons residing in Waco is the industrial classification Educational Services and Health Care and Social Assistance. This industrial category employed an estimated 17,088 workers constituting 27.6% of all employed persons living within the City.

The industry employing the second largest number of workers living within Waco according to estimates provided by the 2017-2021 ACS 5-year estimate was Retail Trade. A total of 7,470 persons, or 12.1%, of persons living within Waco worked in Retail. The only other industries employing Waco residents in double digits percentages were Arts, Entertainment, and Recreation, and Accommodation and Food Services, employing 7,315, or 11.8%, of employed persons living in Waco, and Manufacturing employing 6,511, or 10.5%, of employed persons living in Waco.

In terms of job occupations, the 2017-2021 ACS 5-year estimate shows that Management, Business, Science, and Arts occupations employed 20,460, or 33.1%, of Waco's working residents. Another 13,669, or 22.1%, of employed persons residing in the City were employed

in Sales and Office occupations. An estimated 12,825, or 20.7%, of Waco residents worked in Service occupations while Production, Transportation, and Material Moving occupations provided jobs for 9,406, or 15.2%, of city residents.

Commute to Work

To get to work, the 2017-2021 ACS 5-year estimate determined that 48,379, or 79.6%, of workers commuted alone by private automobile. An estimated 5,883 of workers, or 9.7%, carpooled to the job. Only 0.8%, or 469 workers, used public transportation to get to work. A total number of 3,532, or 5.8%, of workers did so from home.

Unemployment Rate

As of November 2022, the BLS calculated the unemployment rate for Waco at 3.4% which matched the National unemployment rate.

Wages

The [Waco Area Economic Summary of February 3, 2023](#) published by the BLS has data on average hourly wages for selected occupations. For the area, the average hourly wage for all occupations was reported at \$22.68 as compared to \$28.01 for the U.S. as a whole. Human Resource Managers earned on average of \$57.75 an hour as compared to \$65.67 for the nation. Registered Nurses earned \$35.69 an hour as compared to \$39.78 nationally. Accountants and Auditors earned \$35.32 an hour as compared to \$40.37 nationally. Wages for occupations requiring less educational attainment, such as Construction laborers, Retail salespersons, and fast-food restaurant cooks, were reported paying hourly wages of \$15.96, \$14.22, and \$11.51 respectively.

As of the second quarter of 2022, average weekly wages paid out by all industries in the Waco area was \$1,024 as compared to an average weekly wage for the nation of \$1,294.00.

Household Income

The 2017-2021 ACS 5-year estimate calculated that of the 50,990 households living in Waco the median household income reached \$42,687. An estimated 22,255 or 43.6% of all households had incomes above \$50,000.

Programs funded under the US Department of Housing and Urban Development (HUD) provide housing to persons designated low-to-moderate income. A low-to-moderate income household is defined as a household with income 80% and below the median income as calculated for the area. What constitutes median income is further adjusted for households of varying sizes. An income between 80% and 51% of the median would be defined as a low-income household. This socioeconomic measure is calculated from special tabulations done by the Bureau of the Census for HUD. According to the special tabulations published by HUD for the Waco Metropolitan Statistical Area for fiscal year 2022, 80% of the median annual income for a household consisting of only one-person was calculated at \$39,150.00. Adjusting for various household sizes, a low-income household having two members would have an annual income

not greater than \$44,750. A low-income household with three members would have an annual income not greater than \$50,350. Finally, a low-income household having four household members would have an annual income not greater than \$55,900.

One of the conditions of households being considered at risk of homelessness identified by HUD is having an annual income no greater than 30% of the median area income. Such households are defined as extremely low income. Being considered extremely low-income also is one of the conditions qualifying a household for assistance under the ARP program. According to the special income tabulations for 2022, a household of one person is considered extremely low-income with an annual income no greater than \$14,700. Adjusting for various household sizes, a two-person household with an annual income not exceeding \$16,800 would be considered extremely low-income. A three-person household would be considered extremely low-income with an income not exceeding \$18,900 and a four-person household is considered extremely low-income with an annual income not exceeding \$20,950.

Non-Wage Income

Elderly households and other household types who rely on some form of public economic assistance will most likely be at risk of homelessness or at greatest risk of housing instability thus making them eligible for assistance under the ARP program.

In the City of Waco, according to the 2017-2021 ACS 5-year estimate, 13,289 households received social security with an average annual income of only \$17,986. Another 7,746 of households received retirement income having an average annual income of \$23,338. A total of 3,224 of households received supplemental security income with an annual income of \$9,023 on average. It was also estimated that 1,487 households received some form of public assistance in cash averaging \$3,073. Additionally, a total of 8,040 households qualified to receive food stamps.

Finally, of an estimated 29,026 family households as computed by the 2017-2021 ACS 5-year estimate for Waco, 18.2% live below poverty. According to the poverty data, 61.4% of these households are families with a female, having no spouse present, with a child under the age of five.

Household Tenure Type

The 2017-2021 5-year estimate of the ACS for the City of Waco calculated that 50,990, or 88.4%, of housing units were occupied. Of occupied housing units, 23,828, or 46.7%, were owner-occupied with a homeowner vacancy rate of a mere 0.8%. A total of 27,162, or 53.3%, of units were renter-occupied with a rental vacancy rate was 4.9%. At total of 6,698 of units were vacant.

The average size of owner-occupied housing units was 2.77 persons per unit and the average size of renter-occupied housing units was 2.3 persons per unit.

Housing Stock

According to the ACS 2017-2021 5-year estimate for the city of Waco, of 57,688 housing units, 34,085 are single unit detached. This figure constituted 59.1% of all housing units. A total number of 1,591, or 2.8%, of housing units were single attached.

Housing structures having 10-19 units were estimated at 5,157, or 8.9%, of all units, while structures having 20 or more units were estimated at 6,460, or 11.2%, of all units.

In terms of bedroom-size, the 2017-2021 ACS 5-year estimate was that 2.0%, that is 1,174 of all units were efficiency units. A total 8,441 units, or 14.6%, were one-bedroom units. It was estimated that 16,869, or 29.2%, of all units had two-bedrooms. Three-bedroom units represented the largest percentage of all housing units, 38.7%, with the total number of units of this bedroom sized reached 22,335. The number of units having four-bedrooms according to the 2017-2021 ACS 5-year estimate totaled 7,775 or 13.5% of all units and housing units having 5 or more bedrooms only represented 1.9% of the entire housing stock as it was estimated that 1,094 of the city's 57,688 housing units had 5 or more bedrooms.

Of Waco's 57,688 housing structures as tabulated by the 2017-2021 ACS 5-year estimate, 33,551, or 58.20%, were constructed prior to 1979. And of these, 3,403, or 5.9%, were built prior to 1939. Clearly, the housing stock in the city of Waco is an older housing stock as 58% of all units are over 40 years old. The 2017-2021 ACS 5-year estimate reveals that within the last 20-years, 13,165 units have been built representing 22.8% of the city's total housing stock.

Housing Costs

The [Harvard Joint Center for Housing Studies](#) released a study on typical home values and mortgage affordability as of April 2022. The median purchase price for a single-family home in the Waco, Texas Metropolitan Area was \$255,005. The typical mortgage payment was \$1,318 with monthly owner costs totaling \$1,811. The annual income needed to afford housing for the typical mortgage and monthly owner costs was estimated at \$70,120.

The [National Association of Realtors](#) (NAR) also tabulates data on the costs of housing. The median home purchase price calculated for McLennan County in the third quarter of 2022 was \$231,250. The monthly mortgage payment for the third quarter was calculated at \$1,197. This is in comparison to the monthly mortgage payment in the third quarter of 2021 in the amount of \$711 a month. Thus, the increase in housing costs over the last year according to NAR for the City of Waco was \$486.00 a month.

Affordable Housing

Not everyone can afford the American dream of owning a home. As an example, the Harvard Joint Center for Housing Studies calculates the typical mortgage payment in the Waco, Texas Metropolitan Area as \$1,318 a month. The annual income needed to afford housing was estimated at \$70,120. Yet, according to the 2017-2021 ACS 5-year estimate, 28,735 households in Waco, a figure constituting 56.4% of all households, had annual incomes below the \$70,120 the Harvard Joint Center for Housing Studies estimates as necessary to purchase a home. Furthermore, the median income for the City of Waco was calculated at \$42,687, which was \$27,433 below the annual income of \$70,120 estimated as necessary to afford a home.

To assist families and households earning annual incomes below the median to afford housing, each year the federal government allocates funds towards affordable housing production. Under the [Cranston-Gonzalez National Affordable Housing Act](#), Congress has defined affordable housing as an initial purchase price or after-rehabilitation value of homeownership units that do not exceed 95 percent of the area median purchase price for single family housing, as determined by HUD. The fiscal year 2022 unadjusted affordable housing sales limit for existing homes for metropolitan Waco, Texas is \$225,000. This total might be compared to the median purchase price as tabulated by NAR for the Waco, Texas Metropolitan Area of \$231,250. The affordable sales limit for existing units increases to \$410,000 for a four-bedroom house and decreases to \$214,000 for a one-bedroom house. The unadjusted affordable sales limit for newly constructed homes in the Waco, Texas Metropolitan Area was \$264,000. The affordable sales limit for newly constructed homes increases to \$482,000 for a four-bedroom house and decreases to \$251,000 for a one-bedroom house.

Affordable Rental Housing

Notwithstanding efforts to make affordable homeownership a reality to all Americans, not everyone can afford homeownership. Many households must find decent, safe, and sanitary affordable housing on the rental market.

According to the 2017-2021 ACS 5-year estimate for the City of Waco, 26,031 occupied units received rents. The median rent was calculated at \$939 a month. An estimated 11,369 households paid rents above the median and a total of 12,081, or 48.0%, of all renter households paid more than 35% of their household income towards rent.

The Department of Housing and Urban Development establishes affordable rents for units eligible to be assisted with federal housing funds. For metropolitan Waco, Texas the fiscal year 2022 Fair Market Rent for an efficiency unit is \$673; for a one-bedroom unit \$716; for a two-bedroom unit \$915; for a three-bedroom unit \$1,215; for a four-bedroom unit \$1,300; for a five-bedroom unit \$1,495; and for a six-bedroom unit \$1,690.

The National Low Income Housing Coalition (NLIHC) releases annually the report, [Out of Reach](#). This report provides rich data and calculations which enables how difficult it may be for a household to find affordable housing to be better understood. Here is a summary of the findings for the Waco HUD Fair Market Area released in 2022.

According to the NLIHC Out of Reach report, the annual income needed in the Waco area to afford an efficiency unit at fair market rent was calculated at \$26,920. The annual income needed for a one-bedroom unit at fair market rent was calculated at \$28,640, annual income needed for a two-bedroom unit at fair market was calculated at \$36,600, annual income needed for a three-bedroom unit at fair market was calculated at \$48,600, and the annual income needed to afford a four-bedroom unit at fair market was calculated at \$52,000.

The hourly wage calculated as necessary to be able to afford an efficiency unit in Waco was \$12.94. The hourly wage necessary for a one-bedroom unit was calculated at \$13.77, while a two-bedroom unit required an hourly wage of \$17.60, and affording a three-bedroom unit required an hourly wage at \$23.37. A four-bedroom unit required an hourly wage of \$25.00. For a household earning the minimum wage of \$7.25, the number of hours a week necessary to work was calculated as 71 hours to afford an efficiency unit, 76 hours a week to be able to afford a one-bedroom unit, 97 hours a week to be able to afford a two-bedroom unit, 129 hours a week to have the income necessary to afford a three-bedroom unit, and 138 hours a week to be able to afford a 4-bedroom unit.

The NLIHC Out of Reach report concluded that with an average wage for renters equaling \$16.62, a person having a full-time job would be able to afford a rent of \$864 a month. A person working full-time, but at minimum wage, could only afford a rent of \$377 a month. And an extremely low-income household, that is a household with annual income no greater than 30% of the median, would be able to afford a monthly rent of \$557. And a very low-income household, that is a household with annual income no greater than 50% of the median, would be able to afford a monthly rent of \$928.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including the Point-In-Time (PIT) count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

Homeless Needs Inventory and Gap Analysis Table

Homeless Needs													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	64	5	87	0	11								
Transitional Housing	77	20	33	0	5								
Permanent Supportive Housing	25	9	84	0	53								
Other Permanent Housing	55	25	58	0	5								

Sheltered Homeless						22	45	8	12				
Unsheltered Homeless						0	75	8	5				
Current Gap										50	20	60	0

Data Sources: 1. Waco Continuum of Care 2022 PIT Count

Gap Analysis for Family Beds. Consultation with Agencies.

Gap Analysis for Adult Beds. Consultation with Agencies.

***Gap Analysis** – Data reflecting a current gap in family beds, family units, adult beds, and adult units was not able to be determined due to the presenting data showing that current beds and units met the capacity of the City’s shelter needs.

Housing Needs Inventory and Gap Analysis Table

Housing Needs			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	29,161		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	1,645		
Rental Units Affordable to HH at 50% AMI (Other Populations)	5,420		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		5,355	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,935	
Current Gaps			3,710

Data Sources: 1. American Community Survey (ACS) 2017-2021 5-year estimate; 2. [Comprehensive Housing Affordability Strategy \(CHAS\) 2013-2017](#); 3. 2019 -2023 Consolidated Housing and Community Development Plan

Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:

Homeless as defined in 24 CFR 91.5

The Point-In-Time (PIT) count for the City of Waco indicated that a total of 142 families were homeless. Of these families, 67 were sheltered and 75 were unsheltered. The majority of families were adults with no children making up all of the unsheltered homeless and 45 of sheltered households.

The 142 homeless families enumerated during the PIT count consisted of 195 persons. A total of 54 persons were in emergency shelters and 66 persons were in transitional housing. Of 75 unsheltered families during the PIT count, all were single persons.

The number of children under the age of 18 who had the unfortunate life experience of being homeless totaled 50, all sheltered during the PIT count. The number of persons between ages

18 and 24 who were homeless on the night of the PIT count reached nine, with two being unsheltered. Persons over age 25 enumerated as homeless during the PIT count totaled 136 with 73 being unsheltered.

Total number of persons identified during the PIT count comprising one or more subpopulations totaled 124 persons. Of these subpopulation groups, 47 were adults with severe mental illness; 37 were domestic violence victims; 36 were chronically homeless; 16 were veterans; 13 were adults with suffering chronic substance abuse disorder; seven were unaccompanied persons under the age of 24; two were children of parenting youth, one was a parenting youth, and one had HIV. The data gathered during the PIT count indicates that severe mental illness to be the number one condition contributing to chronically homelessness and the chronically homeless population that was unsheltered reached 27 and those with mental illness who were unsheltered was also 27. Ten persons suffering chronic substance abuse were also unsheltered and eight unsheltered persons were veterans. A total of five persons identified as victims of domestic abuse were counted within the unsheltered population during the PIT count.

Of the 195 homeless persons enumerated during the PIT count, 130 were White. This number represented 66.6% of the total homeless population which is proportionate to data showing White persons making up 64% of Waco's total population. African Americans represented 29.2% of the homeless population, as compared to accounting for 20.9% of the total population. Multi-race was the identity of five homeless persons and three identified as American Indian or Alaskan Native.

Of the total 195 homeless persons, 66 were of Hispanic ethnicity accounting for 33.8% of the total homeless population on the night of the PIT survey. Of these Hispanic homeless households, 56 were sheltered and 10 unsheltered.

The gender breakdown of the population enumerated as homeless during the PIT survey was 121 males and 74 females, these figures represented 62% and 38% of the homeless population, respectively. The breakdown by gender for homeless persons residing in a shelter was 58 Women and 62 Men, constituting 48% and 62% respectively of 120 homeless persons residing in shelter. The greatest difference in the proportion of homeless males and females is seen in the unsheltered population. A total of 59 males were unsheltered constituting 78.6% of the 75 unsheltered homeless persons with 16 females constituting 21.4% of the total unsheltered households.

Of note, of 84 permanent supportive housing beds, 53 were utilized by veterans. The City of Waco has a large veteran population as it is the home of the Doris Miller Veterans Hospital. Doris Miller is the only hospital in the Central Texas VA system that has an on-site psychiatric facility. Thus, many veterans come to the area to receive services offered at Doris Miller.

At Risk of Homelessness as defined in 24 CFR 91.5

Persons or families who are at risk of homelessness as defined in 24 CFR 91.5 are persons or families with incomes 30% and below the median area income who lack sufficient resources or support networks to prevent them from having to move into an emergency shelter. Such persons and families who are at risk of homelessness must also meet one of several conditions, such as living in a hotel/motel without receiving any housing assistance, living in overcrowded housing situations, received a recent notice they must move from their current housing, or who are living in the home of another due to some economic hardship.

It is difficult to estimate this population as other conditions may not be known until such persons or families seek out some form of housing assistance. However, data made available by HUD's CHAS database tabulated from ACS surveys from 2015 to 2019 estimated that the City of Waco had 10,150 households with income below 30% and below HUD's area median income. Of these households, a total of 7,980 had a housing problem of either being overcrowded (i.e., there being more than 1.0 persons per room), cost burdened (i.e., paying more than 30% of their monthly income towards housing costs), incomplete plumbing, and/or incomplete kitchen facilities.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

A determinant of homelessness is fleeing or attempting to flee domestic violence, sexual assault, or stalking. Data taken from the [Texas Department of Public Safety, Criminal History Arrest and Conviction Status \(2023\)](#), was used to assess activity within McLennan County related to domestic violence, dating violence, sexual assault, stalking, and human trafficking.

Among the categories included to present within this Allocation Plan were aggravated assault involving dating or family member with a weapon; aggravated sexual assault of a child; assault against a family member involving impeding breath or circulation; assault on a family household member; kidnapping; trafficking; sexual assault; and stalking.

Looking at annual arrest statistics provided by this data source from 2017 to 2021 revealed 1,879 incidents over the period which are indicative of domestic violence, sexual assault, trafficking, and kidnapping. The most often committed illegal act was assault of a family member by impeding breath or circulation i.e., choking. A total of 494 of these incidents were reported from 2017 to 2021 in McLennan County. And arrests from repeats of this offense were reported at 282. There were 286 arrests for aggravated assault in association with dating or with a family member, or within a household involving a deadly weapon. There were 270 arrests for aggravated assault against a child, which could cause a family to seek to be relocated for protection. The number of arrests for sexual assault reached 120 over the period. There were 57 arrests for stalking. Additionally, there were 47 arrests for various trafficking offenses.

During the PIT count of 2022, a total of 37 adults fleeing domestic violence or dating stalking resided in a shelter. Among these 37 households, five were unsheltered.

Housing and supportive services are made available in the City of Waco from Jesus Said Love. This organization has a quadrplex, called Lovely Village, containing three one-bedroom units and one two-bedroom unit. Jesus Said Love is looking to build another six one and a half bedroom units on their property, pending city approvals and funding. Other housing services involve qualifying clients for permanent housing program.

In the most recent fiscal year, 44 clients reached out to Jesus Said Love for supportive services. Supportive services offered include drug rehabilitation and job training. The organization also helps women and other victims of abuse and trafficking to relocate to other cities.

The Family Abuse Center of Waco operates a 14-day emergency shelter offering beds in a congregate setting. There are rooms designated for families, having access to a sink. Including children, the organization serves approximately 44-55 clients per year. While being served at the emergency shelter, housing placement services are provided seeking to place families in scattered site housing. Other housing programs are: Supportive Living, which provides services for individuals and families; and Youth Homelessness Demonstration, where participants are ages 18-24, with accompanying children.

Case management, connecting clients to job training, education, and health services are integral components of the Family Abuse Center's provision of services.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Other populations requiring services include those who are currently housed due to temporary or emergency assistance. According to the 2022 PIT count, 67 households were being assisted with emergency or transitional housing. Additionally, Strategic Plan for Ending Homelessness report prepared by the City of Waco and the Heart of Texas Homeless Coalition, the number of permanent housing beds remain at 100% occupancy. The PIT count shows 109 units dedicated to permanent supportive housing and 113 units assisted with rapid re-housing.

Other households identified as being at greatest risk of housing instability are households with incomes at 30% and below median income who experience severe cost-burdened, meaning they pay more than 50% of their monthly income towards housing costs. Data made available by HUD's CHAS database tabulated from ACS surveys from 2015 to 2019 indicated that Waco had 6,520 households with incomes at 30% and below HUD's area median income experienced severe cost burdened.

Households with incomes of 50% and below area median family income and who meet other conditions faced by households at risk of homelessness are also considered at greatest risk of housing instability. While there is no reliable data available to provide an estimate of how many households with incomes at 50% and below area median income have one of the conditions of at risk of homelessness, the CHAS database does estimate that there are 7,180 households residing in Waco with incomes between 31% and 50% of median area income. Of these households, 5,480 had one of four housing problems, overcrowded (i.e., there being more than

1.0 persons per room), cost burdened (i.e., paying more than 30% of their monthly income towards housing costs), incomplete plumbing; and incomplete kitchen facilities. An additional 1,935 of households with incomes between 50% and 31% of the median had a severe housing problem, either living in a house having more than 1.5 persons per room or paying more than 50% of their housing income towards housing costs.

A certain measure of at greatest risk of housing instability is households on a wait list to receive public housing assistance. The Waco Housing Authority currently has 652 units of public housing and 2,692 housing assistance vouchers. As of the time of this ARP Allocation Plan, there are 1,802 households on the waiting list for public housing units and an additional 1,430 on the waiting list for Section 8 Vouchers.

Based upon these estimates, it would be reasonable to project that close to 15,500 households are at greatest risk of housing instability within the City of Waco.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing

There are currently four organizations operating Emergency Shelters within Waco's Continuum of Care. These organizations provide a total of 151 Emergency Shelter beds. A total of 58 beds in five units are available for families and children while 87 beds are for adults only. The RHY Safety Net Basic Center also has six beds for children only.

There are currently five organizations operating Transitional Shelters within Waco's Continuum of Care. These providers make available 110 beds, 77 beds are for children and families within 20 units and 33 beds are adult-only.

There are currently three Permanent Supportive Housing providers within Waco's Continuum of Care. These providers make available 109 beds in nine units. A total of 25 beds are offered within 9 units for families while 84 beds are for adults only. Of note is that of the 84 permanent supportive housing beds, a total of 53 were being occupied by veterans. This is an indication of a unique need among veterans for permanent supportive housing beds and units.

There are currently four service providers within Waco's Continuum of Care who offer Rapid Re-Housing. These providers make available 113 beds. A total of 55 beds are available in 25 units for families while 58 beds are for adults only.

The City of Waco is the lead agency of the Heart of Texas Homeless Coalition. The City staffs the Homeless Coordinator position which collaborates with the Projects for Assistance in Transition from Homelessness (PATH) Team, a multidisciplinary team of street outreach workers from the local mental health authority, and the Heart of Texas Region Behavioral Health Network, to connect those found in homeless encampments and places not meant for human habitation with supportive services, referrals, and to conduct Coordinated Entry assessments.

The City of Waco continues to develop collaborations with the Continuum of Care, via the work of the CoC and HMIS Homeless Program Analysts, to develop cross-community partnerships with the focus of making homelessness brief, rare, and non-recurring. This work is centered on ensuring that equal opportunities are made available for all to live in quality housing, fostering community awareness of the issues of homelessness, and supporting a coordinated network of services for all homeless individuals and families in the region.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Homeless as defined in 24 CFR 91.5***
- ***At Risk of Homelessness as defined in 24 CFR 91.5***
- ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***
- ***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

Homeless as Defined in 24 CFR 91.5

Housing Needs: Affordable rental housing and non-congregate shelter. Rental prices have dramatically increased in recent years as Waco has become a hotspot for redevelopment activity and regional tourism. This has resulted in extremely limited availability of affordable rental housing

Service Needs: Wraparound services, including mental health, financial, and employment related services, were said to be needed for all qualifying populations from both stakeholder meetings and citizen surveys. However, stakeholders agreed that the most important needs are additional shelter and housing.

At Risk of Homelessness as defined in 24 CFR 91.5

Housing Needs: Affordable rental housing and non-congregate shelter. Redevelopment activity and regional tourism has resulted in extremely limited availability of affordable rental housing, most severely impacting persons with incomes at 30% and below median income as well as those persons whose incomes are at 50% of the median but who also meet one of the definitions of at risk of homelessness. Staff also believe that the PIT count significantly underestimates the number of unsheltered homeless individuals and families that may be living in cars or in another unsheltered situation.

Service Needs: Wraparound services, including mental health, financial, and employment related services, were said to be needed for all qualifying populations from both stakeholder

meetings and citizen surveys. However, stakeholders agreed that the most important needs are additional shelter and housing.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking

Housing Needs: Affordable housing and non-congregate shelter. Those persons and families that are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking have limited resources in the region, especially people that are undocumented who cannot meet the work requirements of the domestic violence shelter.

Service Needs: Housing case management is a major need for this population group. Through case management, other supportive service needs are met. Supportive services often necessary for victims of domestic violence and domestic stalking include job training and transportation services. Child care is frequently required along with child unification services. Relocating households to a new city is also a form of assistance necessary to help victims find protection from acts of violence.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

Housing Needs: Affordable housing and non-congregate shelter. The previously mentioned populations alongside other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the notice, including those are veterans, require more options for affordable housing and non-congregate shelter.

Service Needs: Wraparound services, including mental health, financial, and employment related services, were said to be needed for all qualifying populations from both stakeholder meetings and citizen surveys. However, stakeholders agreed that the most important needs are additional shelter and housing.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

As acquired from consultation efforts, public participation, and from a review of previously collected data, several gaps within the current housing inventory and the service delivery system were identified.

Through consultation with community stakeholders and supporting data previously collected by the City, it was noted that there is a reduced number of affordable rental housing units available due to recent housing trends that have removed affordable units from the market. As

such, this results in a reduced number of affordable rental units available within the City's housing inventory. It was also noted that the largest gap in housing affordability is among rental households, specifically among extremely low- and low-income households. Additionally, because of the lack of available units, individuals are having difficulty utilizing existing voucher programs. In the Citizen Participation Survey, 39% identified construction of new affordable rental housing units as the top priority for the use of HOME-ARP funds, and 58% identified affordable rental housing as the most needed housing solution. In direct response to this identified gap, the City has elected to allocate \$1,658,886.95 towards the **Production of Affordable Rental Housing** in an effort to increase housing affordability and availability. Existing data and information collected through the consultation process also identified the need for additional shelter capacity, beyond what is evident from the PIT count. In response to this identified gap, the City has also elected to allocate \$500,000 towards the **Acquisition and Development of Non-Congregate Shelters**.

Regarding gaps within the service delivery system, in the Citizen Participation Survey, mental health services was identified as the most needed service for individuals at risk of or currently experiencing homelessness. Of 168 survey respondents, 71 identified mental health services, 34 identified employment related services, 23 identified transportation services, 13 identified financial counseling services, 1 identified legal services, and 23 selected "other" (3 respondents elected to not respond to this question). Supplemental to the Citizen Participation Survey, respondents to the Stakeholder Needs Assessment Survey were asked to identify the number of individuals that were turned away by their organization due to lack of capacity/resources. Six out of 10 respondents identified they had turned away or placed individuals on a wait list for housing or services in the last year due to lack of capacity/resources. Of these six responses, four identified 0-24, one identified 25-50, and one identified 200 or more.

The City of Waco and The Heart of Texas Homeless Coalition also have recently released a [Strategic Plan for Ending Homelessness](#). This report identified gaps in permanent housing units, noting that the only access to such units is being in a subpopulation of a target group or currently receiving services from an agency. Particularly persons who are at greatest risk of housing instability, who may not need additional support, may not have the same opportunities to obtain affordable housing. The Strategic Plan also identified that current Rapid Re-housing Vouchers do not provide assistance for an adequate enough duration for recipients to become self-sufficient before discharge. The Strategic Plan also identified that Sally's House, which is operated by the [Salvation Army](#), is the lone emergency shelter within Waco offering shelter to homeless families. This shelter is continuously full. Therefore, there may be families experiencing homelessness and who are unsheltered, despite such families not being identified during the PIT count.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of "other populations" that are "At Greatest Risk of Housing Instability," as established in the HOME-ARP Notice. If including these characteristics, identify them here:

During consultations with service providers and analysis of Stakeholder Needs Assessment Surveys and Citizen Participation Surveys, a need to serve households having characteristics not defined in the HOME-ARP Notice was not deemed necessary. The definitions of at risk of homelessness and at greatest risk of housing instability and the associated criteria for these qualifying populations as defined in the HOME-ARP notice are sufficient for the populations identified in the ARP Allocation Plan as being in need of assistance.

Identify priority needs for qualifying populations:

The data available during the development of the allocation plan and feedback from Citizen Participation Survey's and consultation with homeless service providers all indicated the lack of affordable rental housing to be a top priority. Given the amount of funds available to the City of Waco, it was determined **that the production of affordable housing units** would better serve the City of Waco's veteran population and others at risk of homelessness and at greatest risk of housing instability.

Homeless as Defined in 24 CFR 91.5

Housing Needs: The priority housing need to combat homelessness is to increase emergency shelter for families experiencing homelessness. Sally's House generally operates at full capacity and the Salvation Army only has a limited number of units designated for families. Currently, there are three (3) units with a total of eight (8) beds in the emergency housing inventory designated for families. Funds are needed for new construction or renovation and for facility operations. Alleviating the need to have families (with children) occupying emergency shelter beds within a congregate setting can reduce stress associated with a lack of privacy, and having to adhere to congregate shelter rules that may negatively impact a family's daily routine.

Service Needs: Additional housing case managers are needed to provide for populations who cannot find emergency shelter because of the limited number of units.

At Risk of Homelessness as defined in 24 CFR 91.5

Housing Needs: A priority need identified in previous studies are that many rapid re-housing vouchers are short term. However, it can take clients 45 to 60 days to find employment opportunities enabling them to secure an affordable housing unit. When clients must leave housing before finding employment, it then becomes increasingly difficult for them to become employed so that they can afford housing.

Service Needs: Financial and employment related services, were said to be the priority need for persons at risk of homelessness.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking

Housing Needs: The priority housing need for this qualifying population are more emergency housing units designed for families. There is also a priority need for transitional housing units. Providers are in need of additional landlord partners to provide housing for this qualifying population.

Service Needs: Financial and employment related services were priority needs for this group. Family reunification services were also identified as important to stabilizing households. Relocation assistance is also offered to protect from domestic abuse and stalking.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

Housing Needs: Stakeholder meetings and citizen surveys both ranked production of affordable rental housing as the priority need of households requiring housing assistance to prevent homelessness and populations at greatest risk of housing instability. The City of Waco and the Heart of Texas Homeless Coalition's Strategic Plan for Ending Homelessness identified particularly as a priority need, adding permanent supportive housing units into the inventory.

Service Needs: Wraparound services, including mental health, financial, and employment related services, were said to be needed for all qualifying populations from both stakeholder meetings and citizen surveys. However, stakeholders agreed that the most important needs are additional shelter and housing.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The level of need and gaps in the shelter, housing inventory, and service delivery systems were determined by the following primary sources:

- City of Waco FY 2019-2023 Five Year Consolidated Plan
- Heart of Texas Homeless Coalition PIT In Time Count (2022)
- Strategic Plan for Ending Homelessness, City of Waco
- 2017-2021 American Community Survey 5-year estimate
- 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data
- 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data
- Consultations with City of Waco/McLennan County area homeless need providers
- Stakeholder Needs Assessment Survey
- Citizen Participation Survey

An analysis of the PIT Survey data shows all homeless families were sheltered. The PIT Survey also enumerated 120 homeless adults. Of these 120 adults, 75 were unsheltered and 45 were sheltered. The number of adult beds available during the PIT Survey was also 120 beds, 87 beds were emergency beds and 33 beds were transitional beds. That 75 persons were unsheltered during the PIT survey despite there being an equal number of beds available in shelter, the sum of emergency and transitional beds, may be an indication that not enough emergency shelter beds are available in the inventory.

The data from the 2013-2017 and 2015-2019 CHAS projects that 7,980 households have incomes not exceeding 30% of median income, also having one of four housing problems. These 7,980 households could be at risk of homelessness. The CHAS data sets also project that 6,520 extremely low-income households experience severe cost burden and another 5,480 very low-income households had one of four housing problems. In addition, the CHAS data estimated that only 1,645 units were available to extremely low-income households, those with incomes not exceeding 30% of the median area income. Finally, data on the Waco Housing Authority waiting list showed 1,802 households on the waiting list for public housing units and an additional 1,430 on the waiting list for Section 8 Vouchers. Clearly, the data shows a greater need for housing exists for households who are extremely low-income and very-low income, households who may be at risk of homelessness or at greatest risk of housing instability. The PIT survey data also shows that a significant number of permanent supportive housing beds are being utilized by veterans. This indicates there is a unique need for supportive housing for veterans, the Doris Miller VA Hospital being located in Waco offering psychiatric services to veterans.

The Citizen Participation Survey conducted during the development of the plan indicated construction of new affordable housing units to be the top priority of 43% of respondents, the most identified priority of all priorities. Additionally, 46% of respondents identified a lack of affordable rental units as the number one reason for a lack of availability of affordable housing.

Citizen and stakeholder surveys showed that when asked “what is the single greatest housing need,” affordable rental housing units was ranked number one as the highest need (59% of all respondents).

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The City of Waco will be responsible for the solicitation process for all funds awarded under this HOME-ARP grant.

The City anticipates entering into contract agreements with local affordable housing developers to produce housing units which will be available for rent to all qualifying populations. The City will solicit development projects and promote opportunities through a range of methods that can include social media posts, announcement through DemandStar, the City’s existing email list, contacting local developers directly, and through a notice in local newspapers. The City will not undertake any project or activity which will prioritize one qualifying population over the other.

All funding awards will follow 2 CFR 200 procurement guidelines. Prior to accepting proposals for funding, the federal debarred contractor’s list is referenced to determine applicants are in good standing.

Describe whether the PJ will administer eligible activities directly:

The City has elected to not administer eligible activities directly.

If any portion of the PJs HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP Allocation Plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

The City did not provide any funds to a subrecipient or contractor that would be responsible for the administration of its entire HOME-ARP grant. Through a competitive Request for Proposals (RFP) process, the City awarded Baker Tilly US, LLP a contract to engage in consultation services with the overall goal of completing its HOME-ARP Allocation Plan for submission to HUD as an amendment to its Fiscal Year 2021 annual action plan for HUD review and acceptance. The services provided by Baker Tilly US, LLP are exclusive of the City’s administration of the HOME-ARP program.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0.00	0%	
Acquisition and Development of Non-Congregate Shelters	\$ 500,000.00	20%	
Tenant-Based Rental Assistance (TBRA)	\$0.00	0%	
Development of Affordable Rental Housing	\$ 1,658,886.95	65%	
Non-Profit Operating	\$ 0.00	0%	5%
Non-Profit Capacity Building	\$ 0.00	0%	5%
Administrative and Planning	\$380,980.05	15%	15%
Total HOME-ARP Allocation	\$ 2,539,867.00		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

As illustrated in the chart above, the City will address the needs of qualifying households by providing \$1,658,886.95 in funding for the Development of Affordable Rental Housing and \$500,000.00 in funding for Acquisition and Development of Non-Congregate Shelters. Consultations with service providers and feedback received from the public during the development of the HOME-ARP Allocation Plan also identified Tenant-Based Rental Assistance and Supportive Services as important for the community, however, it was determined that Development of Affordable Rental Housing and Acquisition and Development of Non-Congregate Shelters would provide the greatest impact in addressing the priority needs of eligible populations.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provide a rationale for the plan to fund eligible activities:

There is only one emergency shelter providing housing for families which is operated by the Salvation Army. It was identified in the Strategic Plan to End Homelessness that this emergency shelter is always at full capacity. Based upon this fact, it was determined additional shelter beds are needed.

The 2013-2017 CHAS data estimated there were only 1,645 rental units affordable to extremely low-income households. The data also showed that households on the waiting list for public housing units and vouchers, the number of extremely low-income households who were severely cost burdened, the number of very low-income households experiencing a housing problem, and the number of households currently receiving housing assistance and who will continue to need that assistance was estimated as being close to 15,500 households.

Over 60% of permanent supportive housing is being utilized by veterans. Supporting additional permanent supportive housing units available to veterans will make permanent supportive housing units available to other household types. The Doris Miller VA Hospital, which brings veterans into the Waco area, is planning to build affordable housing units on their property. This provides an opportunity to house veterans and link them to much needed supportive services in an effort to stabilize their housing situation.

Tabulation and analysis of survey respondents revealed that the number one ranked need as the production of affordable housing units – 39% of 165 respondents identified this activity as the number one priority need.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

It is estimated that 15 to 20 housing units will be made available to veterans through funds made available through this grant. Additionally, it is estimated that an additional 10 to 15 units of affordable housing will be made available to households at risk of homelessness and at greatest risk of housing instability.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJs priority needs:

The affordable housing production goal hoped to be achieved under funds authorized by this ARP Allocation plan is to add units of permanent supportive housing into the housing inventory for veterans and to increase the number of affordable rental housing units to households at risk of homelessness and at greatest risk of housing instability. Associated with this goal is to make available affordable housing to families with children.

Preferences

Identify whether the PJ intends to give preferences to one or more qualifying populations or a sub-population within one or more qualifying populations for any eligible activity or project:

Non-Congregate Housing: Funds made available under this HOME-ARP Allocation Plan will be allocated for the development of non-congregate shelter housing for the homeless. Families with children will be given preference to this activity. No other preferences will be given.

Affordable Rental Housing: Funds made available under this HOME-ARP Allocation Plan will be made available for the development of affordable rental units. Preference will not be granted to a particular qualifying population. Families with children (a qualifying subpopulation) will be given preference for this activity. No other preferences will be given to any other qualifying population.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJs needs assessment and gap analysis:

The PIT survey identified 22 family households who were sheltered. However, there are currently only five family units in the emergency shelter inventory and one unit is reserved for families having a member fleeing domestic violence. Therefore, families are occupying emergency shelter beds in congregate settings only suitable for single adults. The addition of non-congregate housing units to the inventory of emergency shelter units and the provision of preference to families with children, will help to close the gap between homeless families in

need of emergency shelter and the total number of emergency shelter units suitable for them. This gap in emergency shelter beds for families and the number of homeless families in need of emergency shelter beds was also identified in the Strategic Plan for Ending Homelessness report prepared by the City and the Heart of Texas Homeless Coalition.

The data made available in this ARP allocation plan also shows that at lower income levels, a disproportionate number of households are experiencing severe cost burden. Current market data shows the number of extremely low-income households and low-income households is far greater than the number of housing units available and affordable to them without their becoming severe cost burdened. Naturally, the larger the family size, the greater number of bedrooms needed. And the greater number of bedrooms needed, the higher the rent. Therefore, by producing affordable rental housing units having two-and three bedrooms, and giving preference to families, the gap between low-income families and the number of affordable housing units suitable for families will be lessened.

Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page 10).

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program.

The City of Waco intends to use the Heart of Texas Homeless Coalition's Coordinated Entry (CE) system to qualify eligible populations for housing services under this grant.

For project(s) limited to veterans, the City of Waco will partner with the Veterans Administration (VA). The VA will refer participants to the Waco Housing Authority who will do intake and qualify participants, calculating their incomes for eligibility for project based rental assistance or veteran assisted supportive housing. Any veteran in the coordinated entry process may be referred to the VA who will then send the veteran to the Waco Housing Authority to process applications for housing.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered.

The Heart of Texas Homeless Coalition's CE process does not exclude any of the qualifying populations targeted to receive housing assistance in association with funds made available under this ARP Allocation Plan. All populations will be included for non-congregate housing and affordable rental housing.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE.

Each individual or family will be assessed through the CE System. CE assessors will utilize the Coordinated Access and VI-SPDAT assessment tools in HMIS. Housing providers will case conference individuals and families assessed via the Heart to Home Coordinated Entry System and pull eligible clients from the Prioritization List, or community queue of potentially eligible participants. Housing providers will determine eligibility for the individual or family based on their program eligibility policies. Those individuals and families that are fleeing domestic violence, human trafficking, sex violence, dating violence, and stalking, will be directed to the Victim Service Coordinated Entry System operated by Family Abuse Center, unless they would like non-victim services, at which point, they will be directed to complete an assessment with Heart to Home.

The Heart of Texas CE uses two different prioritization schemata. For permanent supportive housing, households who are chronically homeless have priority for the first four criteria. For transitional housing, veterans are assigned highest priority, then households consisting of unaccompanied youth.

Prioritization of qualifying populations under this grant will require new criteria. These criteria will be developed by the City and included in a contract agreement with the CoC. Preference for housing assistance made available with funds under this ARP-Allocation Plan will be given to families with children.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any.

Housing assistance to veterans may be addressed by the CE process and by direct referral from the Veterans Administration. As veterans enter the CE process, they may be referred to the VA. Upon lease up of all housing units limited to veterans to be assisted under this allocation, veterans will not be given a priority preference for non-congregate shelter or preference to affordable rental units. However, applications from veterans will be accepted.

Limitations in a HOME-ARP Rental Housing or NCS Project

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.

- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Funds under this ARP-Allocation Plan will be allocated towards the development of affordable rental housing units. Eligibility for housing opportunities will not be limited to any qualifying population. However, affordable housing units will be limited to veterans (a qualifying subpopulation), without preference to those being at risk of homelessness, fleeing domestic violence or stalking, or those requiring continued support to avoid homelessness or who may be at greatest risk of housing instability.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

In conducting surveys of stakeholders and citizens as part of the consultation and citizen participation process under this ARP Allocation Plan, respondents were asked what they believed to be the most needed service for homeless individuals or individuals at-risk of homelessness. The number one response was mental health services. The relatively large number of persons within the Waco continuum who are in need of mental health services can be directly attributed to the veterans who relocate to Waco to receive mental health services from Doris Miller VA Hospital.

Doris Miller, located in the City of Waco, is the only veteran facility which has an on-site psychiatric hospital in the Central TX VA system. As a result, veterans who relocate to the City of Waco are often in immediate need of permanent supportive housing and wraparound services, especially mental health services.

As revealed in the Point In Time survey, of 84 permanent supportive housing beds, 53 were occupied by veterans. This disproportionate number of veterans utilizing supportive housing within the continuum are receiving mental health services from Doris Miller. The number of veterans seeking mental health services from Doris Miller is greater than the number of permanent supportive housing units available to veterans. The unique demand of veterans for permanent supportive housing also serves to create a gap in services for non-veteran populations.

During the development of this ARP Allocation Plan, the VA is planning to build additional affordable housing on the site of Doris Miller Hospital. Therefore, there is an opportunity to close the gap between the number of veterans attracted to the City of Waco to utilize the mental health services offered at Doris Miller and the number of permanent supportive housing units currently available in the local housing inventory. By allocating ARP funds to facilitate the expansion of housing units available at Doris Miller, existing permanent supportive housing slots will become available to non-veteran populations. With the housing units being constructed at Doris Miller, located on the site of the VA, and with wraparound services specific to the mental health needs of veterans, housing made available under this activity will be limited to veterans (a qualifying subpopulation). Approximately 15 to 20 units of affordable housing offering mental health services to veterans are proposed to be constructed with funds made available under this ARP Allocation plan. Opportunities for housing at Doris Miller will be available to veterans of all qualifying population groups.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-AARP rental housing is the primary eligible activity.***

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. Consequently, the creation of refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#) is not applicable to the City's HOME-ARP Allocation Plan.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity is not applicable at this time.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, requiring a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period is not applicable at this time.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

The City has elected not to use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, stating whether the new investment is being made to maintain current affordable units and/or create additional affordable units is not applicable at this time.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

The City has elected not to use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, specifying a required compliance period is not applicable at this time.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, stating that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG within the refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#) is not applicable at this time.

- ***Other requirements in the PJs guidelines, if applicable:***

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing.

Appendix A

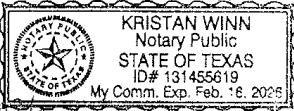
Public Notice: Public Hearing and Public Comment Period

Waco Tribune-Herald
Waco, McLennan County,
Texas
Affidavit of Publication

Account Number
1025241

CITY OF WACO LEGALS
Attn: CITY SECRETARY OFFICE
P O BOX 2570
WACO, TX 76702-2570

Date	Category	Description	Ad Size	Total Cost
02/21/2023	Any-Main WT	HOME-ARP DRAFT ALLOCATION PLAN - ENGLISH	3 x 0.00 IN	730.50

	<p style="text-align: center;">Publisher of the Waco Tribune-Herald</p> <p>Before me, a notary public, on this day personally appeared and after being duly sworn, states that they are an employee of the Waco Tribune Herald, a newspaper published in Waco, McLennan County, Texas, and that the Notice, a copy of which is hereto attached, was published in said newspaper on the following named dates, to-wit:</p> <p style="text-align: center;">02/21/2023</p> <p>The First insertion being given ... 02/21/2023</p> <p>Newspaper reference: 0000796028</p> <p>Sworn to and subscribed before me this day: <u>Feb. 21 2023</u></p> <p><u>Kristy Juliet Heston</u> Account Executive Name and Title</p> <p><u>Kristan Winn</u> Notary Public</p> <p>State of Texas Waco, McLennan County My Commission expires <u>Feb 16 2026</u></p> <div style="border: 1px solid black; padding: 5px; text-align: center;"><p>KRISTAN WINN Notary Public STATE OF TEXAS ID# 131455619 My Comm. Exp. Feb. 16, 2026</p></div>
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THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

Waco Tribune-Herald

Waco, McLennan County,
Texas

Affidavit of Publication

Account Number

1025241

CITY OF WACO LEGALS
Attn: CITY SECRETARY OFFICE
P O BOX 2570
WACO, TX 76702-2570

Date	Category	Description	Ad Size	Total Cost
02/21/2023	Any-Main WT	HOME-ARP DRAFT ALLOCATION PLAN - SPANISH	3 x 0.00 IN	730.50

**Publisher of the
Waco Tribune-Herald**

Before me, a notary public, on this day personally appeared and after being duly sworn, states that they are an employee of the Waco Tribune Herald, a newspaper published in Waco, McLennan County, Texas, and that the Notice, a copy of which is hereto attached, was published in said newspaper on the following named dates, to-wit:

02/21/2023

The First insertion being given ... 02/21/2023

Newspaper reference: 0000796030

Sworn to and subscribed before me this day: Feb. 21, 2023

Kristy Juliet Helton, account executive
Name and Title

Kristan Winn
Notary Public



State of Texas
Waco, McLennan County
My Commission expires Feb 16 2026

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

Appendix B

Resident Participation Survey - English

2/15/23, 3:57 PM

Waco HOME-ARP Community Resident Participation Survey

Waco HOME-ARP Community Resident Participation Survey

The City of Waco, TX is receiving federal funds from the HOME Investment Partnership American Rescue Plan (HOME-ARP) Program to fund a variety of projects and services aimed at reducing homelessness and increasing the availability of affordable housing. Your input will help the City determine the best uses of these funds.

1. What is your housing situation?

- Own your home
- Rent
- Live with others who own or rent
- Live in a shelter or transitional living center
- Live in assisted living or other group quarters
- Live on the street, in a car, or in a homeless encampment
- Other

2. If you own your home, how long have you owned it?

- 1 year or less
- 1 to 2 years
- 3 to 5 years
- 5 to 9 years
- 9 years or more

3. If you rent your home, how long have you rented in your current location?

- 1 year or less
- 1 to 2 years
- 3 to 5 years
- 5 to 9 years
- 9 years or more

4. What is your age?

- Under 25
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

5. What is your total household income?

- Less than \$26,850
- \$26,850 - \$44,749
- \$44,750 - \$53,699
- \$53,700 - \$71,599
- \$71,600 - \$89,499
- \$89,500 - \$107,399
- \$107,400 or more

6. What is your household size?

- 1
- 2
- 3
- 4
- 5+

7. Race (optional information)

- Black/African American
- American Indian/Alaskan Native
- Asian American
- Hawaiian/Pacific Islander
- Multi-Racial
- White
- Choose not to respond
- Other

8. Ethnicity (optional information)

- Hispanic
- Non-Hispanic

9. What would be the maximum amount you could pay for rental housing per month?

- less than \$500
- \$500-\$700
- \$701-\$900
- \$900-\$1,100
- more than \$1,100

10. Have you observed significant unmet housing or service needs for specific populations (veterans, persons with disabilities, persons experiencing homeless or at-risk of homelessness, victims of domestic violence, human trafficking, etc.)? If so, please describe.

11. The following is a list of potential uses for HOME-ARP funding to address homelessness and lack of affordable housing. Please rank these options starting with what you believe is the highest priority. (Use the up/down arrow on the right side of each option to change the ranking order. The arrows will appear when you hover over the option)

Construction of new affordable rental housing units for low to moderate income individuals (Example: a family of 3 with a household income of \$68,050 or less)

Additional emergency shelter units for those experiencing homelessness (no cost for individuals to use these units for a limited period of time)

Housing vouchers for low to moderate income individuals (Example: a family of 3 with a household income of \$42,550 or less)

Additional supportive services for people experiencing homelessness or at risk of homelessness (Examples of supportive services include: mental health counseling, transportation, legal, financial, employment, etc.)

12. HOME-ARP funds can be used for housing solutions targeted at lower income individuals and families that range from short-term emergency shelters to longer-term permanent housing options. What do you think is the single greatest need for housing in the community?

- Non-congregate emergency shelters (short-term accommodations for individuals currently experiencing homelessness)
- Transitional housing with supportive services (temporary housing for a period of 1-2 years with supportive services to help individuals and families transition to permanent housing)
- Affordable rental housing units (long-term permanent housing for low income individuals and families)

13. What do you believe is the most needed service for individuals at risk of or currently experiencing homelessness?

- Transportation services (either public or personal vehicles)
- Mental health services
- Legal services
- Financial counselling services
- Employment related services
- Other

14. Please provide any other information or feedback that would help the City identify projects and services for this new federal funding.

This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.



Appendix C

Resident Participation Survey - Spanish

2/15/23, 3:59 PM

Waco HOME-ARP Community Resident Participation Survey (Spanish)

Waco HOME-ARP Community Resident Participation Survey (Spanish)

La Ciudad de Waco, TX recibe fondos federales del Programa de Sociedad de Inversión en el Hogar Plan de Rescate Americano (HOME-ARP) para financiar diversos proyectos y servicios que tienen por objeto reducir la cantidad de personas sin hogar y aumentar la disponibilidad de viviendas accesibles. Sus comentarios ayudarán a la Ciudad a determinar la mejor manera de ...

1. ¿Cuál es su situación de vivienda?

- Propietario de su vivienda
- Alquila
- Vive con otras personas que son propietarias o alquilan
- Vive en un refugio u otro centro de vivienda de transición
- Vive en un centro de vivienda asistida u otras residencias grupales
- Vive en la calle, en un vehículo o en un campamento de personas sin hogar
- Other

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2. Si es propietario de su hogar, ¿hace cuánto tiempo que lo es?

- 1 año o menos
- 1 a 2 años
- 3 a 5 años
- 5 a 9 años
- 9 años o más

3. Si alquila su hogar, ¿hace cuánto tiempo que alquila en su lugar actual?

- 1 año o menos
- 1 a 2 años
- 3 a 5 años
- 5 a 9 años
- 9 años o más

4. ¿Cuál es su edad?

- Menos de 25
- 25-34
- 35-44
- 45-54
- 55-64
- 65 o más

5. ¿Cuáles son los ingresos totales de su hogar?

- Menos de \$26,850
- \$26,850 - \$44,749
- \$44,750 - \$53,699
- \$53,700 - \$71,599
- \$71,600 - \$89,499
- \$89,500 - \$107,399
- \$107,400 o más

6. ¿Cuál es el tamaño de su hogar?

- 1
- 2
- 3
- 4
- 5 o más

7. Raza (información opcional)

- Negro/afroamericano
- Indio americano/nativo de Alaska
- Asiático americano
- Hawaiano/islas del Pacífico
- Multirracial
- Blanco
- Prefiere no responder
- Other

8. Etnicidad (información opcional)

- Hispánico
- No Hispánico

9. ¿Cuál sería el monto máximo que podría pagar por mes por una vivienda de alquiler?

- Menos de \$500
- \$500-\$700
- \$701-\$900
- \$900-\$1,100
- Más de \$1,100

10. ¿Notó necesidades insatisfechas significativas de vivienda o servicios de poblaciones específicas (veteranos, personas con discapacidades, personas sin hogar o en riesgo de quedarse sin hogar, víctimas de violencia doméstica, trata de personas, etc.)? De ser así, descríbalas.

11. La siguiente es una lista de usos potenciales de los fondos de HOME-ARP para hacer frente a la situación de sin hogar y la falta de viviendas accesibles. Le pedimos que clasifique estas opciones en una escala de 1 a 4, en la que 1 es lo que usted considera que es la prioridad más alta y 4 es la más baja.

Construcción de nuevas unidades de viviendas de alquiler accesibles para personas de ingresos bajos a moderados (ejemplo: una familia de 3 con ingresos del hogar de \$68,050 o menos)

Unidades de refugios de emergencia adicionales para personas sin hogar (sin costo para las personas que utilizan dichas unidades durante un período limitado)

Vales de viviendas para personas de ingresos bajos a moderados (ejemplo: una familia de 3 con ingresos del hogar de \$42,550 o menos)

Servicios de apoyo adicionales para personas sin hogar o en riesgo de quedarse sin hogar (los ejemplos de servicios de apoyo incluyen orientación de salud mental, de transporte, legales, financieros, de empleo, etc.)

12. Los fondos de HOME-ARP se pueden utilizar para soluciones de vivienda orientadas a personas y familias de ingresos más bajos que van de refugios de emergencia de corto plazo a opciones de vivienda permanente de más largo plazo. ¿Cuál considera que es la mayor necesidad de vivienda en la comunidad? Elija solo una.

- Refugios de emergencia no congregados (alojamiento de corto plazo para personas actualmente sin hogar)
- Viviendas de transición con servicios de apoyo (viviendas temporales para un período de 1-2 años con servicios de apoyo para ayudar a las personas y familias en su transición a una vivienda permanente)
- Unidades de viviendas de alquiler accesibles (viviendas permanentes de largo plazo para personas y familias de ingresos bajos)

13. ¿Cuál considera que es el servicio más necesario para las personas actualmente sin hogar o en riesgo de quedarse sin hogar? Elija solo uno.

- Servicios de transporte (vehículos públicos o personales)
- Servicios de salud mental
- Servicios legales
- Servicios de asesoramiento financiero
- Servicios relacionados con el empleo
- Other

14. Incluya toda otra información o comentario que ayudaría a la Ciudad a identificar proyectos y servicios para estos nuevos fondos federales.

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Stakeholder Survey

2/15/23, 4:21 PM

Waco HOME-ARP Stakeholder Survey

Waco HOME-ARP Stakeholder Survey

The City of Waco, TX is receiving federal funds from the HOME Investment Partnership American Rescue Plan (HOME-ARP) Program to fund a variety of projects and services aimed at reducing homelessness and increasing the availability of affordable housing. Your input will help the City determine the best uses of these funds.

1. What is the name of your organization?

2. What type of organization do you work for?

*A definition of qualifying populations as defined by the Department of Housing and Urban Development (HUD) can be found within HUD's Final HOME-ARP Implementation Notice.

- Homeless service provider
- Domestic violence/dating violence/human trafficking, etc. service provider
- Veterans' groups and/or service provider
- Public housing agencies (PHAs)
- Public agencies that address the needs of the qualifying populations as defined in CDP-21-10*
- Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities
- Other

3. What income levels does your organization serve?

- Extremely low income limit (30% of median) or less
- Very low income limit (50% of median) or less
- Low income limit (80% of median) or less
- N/A - my organization serves all income levels.

4. Based on your experience working with various unserved and/or underserved populations, please rank the issues you believe are the highest priority at this time, starting with the highest priority. (Use the up/down arrow on the right side of each option to change the ranking order. The arrows will appear when you hover over the option)

- Lack of affordable rental housing
- Types of housing available do not fit the needs/desires of the residents (apartments v. single family, size of unit, etc.)
- Barriers to accessing housing (criminal background, poor credit, etc.)
- Lack of financial assistance (vouchers, down payment assistance, etc.)
- Lack of supportive services or case management to connect individuals with available housing
- Lack of emergency shelter units

5. Please rank the following eligible uses of HOME – ARP funds in terms of priority, starting with the highest priority.

Development of more affordable housing
Rental Assistance
Supportive Services
Acquisition and development of non-congregate shelters
Nonprofit operating assistance
Nonprofit capacity building assistance

6. Are there specific populations (veterans, persons with disabilities, persons experiencing homeless or at-risk of homelessness, victims of domestic violence, human trafficking, etc.) that you believe should be prioritized for the use of HOME-ARP funding due to significant unmet housing or supportive service needs? If so, please describe.

7. Has your organization turned away or placed individuals on a wait list for housing or services in the last year due to lack of capacity/resources?

- Yes
- No

8. If you selected 'yes' to the question above, please select the number of individuals turned away due to lack of capacity/resources from the ranges provided below.

- 0-24
- 25-50
- 51-100
- 101-150
- 151-200
- 200 or more
- N/A my organization has not turned away or wait listed anyone in the last year

9. If you answered yes to question 7 above, please provide additional detail to help us understand the gap in services. Information on the type of service or housing that was requested, the number of individuals that were unable to be served, and the reason service could not be provided.

10. To help us better understand what additional resources organizations need to provide services and housing, please provide additional information on the amount of additional funding your organization needs to meet current demand. Any additional information that you can provide on how this funding would be used by your organization would be beneficial.

11. Please provide any other information or feedback that would help the City identify projects and services for this new federal funding.

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13. What do you believe is the most needed service for individuals at risk of or currently experiencing homelessness?

- Transportation services (either public or personal vehicles)
- Mental health services
- Legal services
- Financial counselling services
- Employment related services
- Other

14. Please provide any other information or feedback that would help the City identify projects and services for this new federal funding.

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Appendix E

Public Comment

Waco City Council Meeting

03-21-2023

One comment was received at the Waco City Council meeting. The commenter was Mike Ash representing Affordable Equity Partners, Inc. Mr. Ash spoke in favor of the approval of the allocation plan as presented.