



CITY OF LUBBOCK
CONSOLIDATED PLAN
FY 2004-2009



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**CITY OF LUBBOCK – CONSOLIDATED PLAN
FY 2004 – 2009**

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CHAPTER 1

CONSULTATION AND CITIZEN PARTICIPATION

LEAD AGENCY

The lead agency for overseeing the development of the Consolidated Plan and the administration of programs covered in the Consolidated Plan is the City of Lubbock Community Development Department. The City Council has appointed the Community Development and Services Board (CDSB) to make recommendations to the Council regarding policies and funding. Some projects will be done in-house, while others will be contracted out to other agencies that have expertise in those particular areas. These agencies might include but are not limited to non-profit organizations, for-profit organizations, faith based organizations, other City departments, other public agencies, and homeless and housing consortia. Because the City uses a competitive application process, the specific agencies will not be known until each year's applications are evaluated and approved.

RESOURCES

The City of Lubbock is a participating jurisdiction and receives entitlement grants from the Department of Housing and Urban Development. These resources will enable the City to achieve the objectives outlined in the Consolidated Plan.

- Community Development Block Grant: This formula-based program is designed to provide for the needs of low-to-moderate income families with programs in housing, public services, health services, economic development, youth, seniors, crime awareness, public facilities, and infrastructure.
- HOME Investment Partnership Program: This formula-based program is used to address the housing needs of low-to-moderate income families.
- Emergency Shelter Grant: This formula-based program provides assistance to homeless shelters and their clients for operations, essential services, homeless prevention, and rehabilitation of facilities.

EFFECTIVE DATE

The FY 2004-2009 Consolidated Plan will be effective for a five-year time period beginning on October 1, 2004, and terminating on September 30, 2009. This Consolidated Plan incorporated information from the recent 2000 US Census. This information reshaped our eligible areas and redirected our strategies and priorities for citizens in the community. Basing the Consolidated Plan on the most current information enables our efforts to best serve the citizens in the community.

CONSULTATION AND COORDINATION

In order to obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with the citizens and coordination of efforts of civic leaders. Input provided by neighborhood associations and the work of the Community Development and Services Board (CDSB) created a base for the Consolidated Plan. Additional assessments are continually conducted by the Community Development Department to identify community needs.

Neighborhood Needs Assessments

The City of Lubbock began the Consolidated Plan process in the fall of 2003 when it met with neighborhood associations from CDBG-eligible areas. Needs assessments were conducted at each neighborhood meeting. Areas where meetings were held are listed with their corresponding CDBG eligible block groups.

<u>Neighborhoods</u>	<u>Block Groups</u>
Dunbar Manhattan	12-7, 12-5
Bayless/Atkins	22.04-2, 22.04-4
Heart of Lubbock	14-1, 14-2, 14-5, 14-6, 14-7
Maedgen	19.01-4
West End	4.04-9
Tech Terrace/UNIT	15.02-2
Parkway/Cherry Point	9-1, 9-4, 9-5, 9-9

Results of these meetings were compiled to identify overall needs and priorities for funding within the community.

Community Development and Services Board

A key source of consultation for the process is the Community Development and Services Board. This board is comprised of 17 members, all of whom are resident citizens of the county. One-third of these members represent citizens with incomes below the poverty level. The Consolidated Plan Subcommittee of the CDSB Board had great input into the Consolidated Plan process. The subcommittee took a tour of CD eligible areas in the city to identify target areas for funding. An additional responsibility of the subcommittee included prioritizing non-housing needs and their relative degree of need for funding.

Community and Homeless Needs Assessments

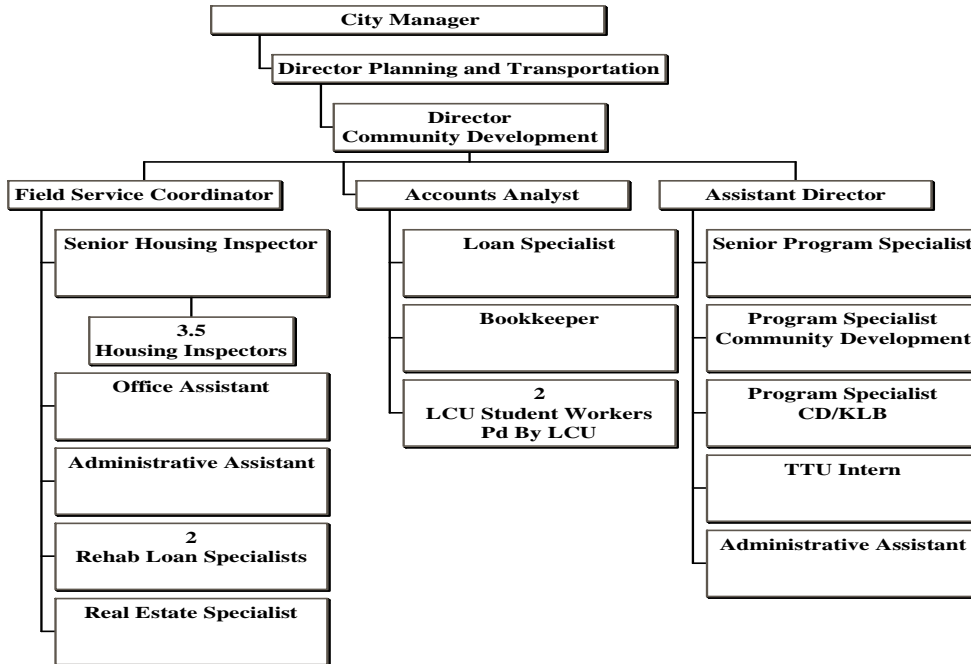
The City of Lubbock will continue to monitor the needs of the community through its participation in the Lubbock Housing Consortium and the Lubbock Homeless Consortium. Needs assessment shall continue on a periodic basis.

INSTITUTIONAL STRUCTURE

The City of Lubbock will implement the Consolidated Plan by using the Community Development Department as the lead agency with three basic responsibilities – administration, financial responsibility, and field services. The Community Development Department’s mission statement is as follows:

**“To create positive change for the citizens of Lubbock
by promoting self-sufficiency through partnerships in
economic development, quality housing, and neighborhood reinvestment.”**

Chart 1.1
City of Lubbock Community Development Department



Community Development-Administration

The administrative staff is responsible for the development and monitoring of the Consolidated Plan, the Annual Action Plan, and the end of year Consolidated Annual Performance Evaluation Report (CAPER) report. The administrative staff oversees all technical assistance workshops, the annual allocation process, the contract approval process, the IDIS reporting process, and sub-recipient compliance monitoring. This area provides staff support to the Community Development and Services Board and implements the City Council approval process.

Community Development-Financial

The financial staff is responsible for the IDIS process including project setup, draws, updates, and closeouts. The financial staff oversees the reimbursement process and the internal financial system process. Staff works with the internal and external auditors to assure that all financial requirements for both city and federal governments are being met. They oversee the mortgage loan servicer, loan servicing, collection of past due accounts, and assist with credit counseling for delinquent clients.

Community Development Field-Services

The field service staff is responsible for the in-house affordable housing programs, including the rehabilitation, reconstruction, critical repair, and barrier free programs. Staff oversees the development of homeowner program guidelines, intake and approval of applicants, initial inspections, work write-ups, procurement procedures, inspection of work, reimbursement, loan setup and closing, client follow-up, loan servicing, and collection of past due accounts. In addition, the inspectors also provide assistance to sub-recipients using CD funds for rehabilitation or construction and perform inspections for compliance with HUD and local building standards and codes.

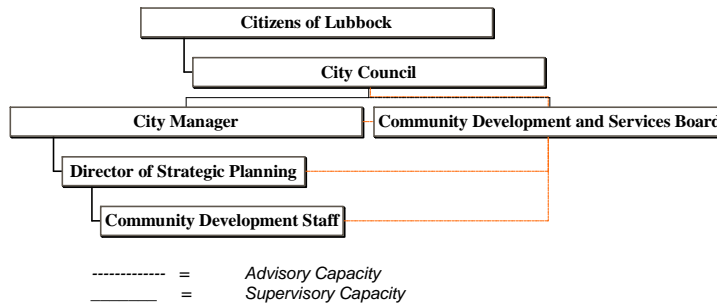
Community Development and Services Board and City Council

The Community Development and Services Board is a 17-member board appointed by the City Council for three-year terms. Board make-up is as follows:

1. Two members from each of the six City Council Districts that live or work in that district (12 members).
2. Five members shall be elected public officials, their representatives, or other such officials as may be available to serve.
3. One third of the members shall represent citizens with incomes below the poverty level.

The Community Development and Services Board meets monthly. Responsibilities of the CDSB include policy recommendations, review of applications for funding, annual allocation recommendations to City Council for CDBG, ESG, and HOME funds, final determination of the allocation of State of Texas Community Services Block Grant funds, recommend amendments to the Consolidated Plan, and participation in the Consolidated Plan process.

Chart 1.2
Policy and Allocation Decision-Making Flow Chart



Non-Profit, For-Profit, Faith Based Organizations, and Public Agencies

The Community Development Department works with non-profits, for-profits, faith based organizations, and public agencies to achieve the Consolidated Plan’s established goals. The two key roles these outside agencies serve are:

1. They receive funds through the competitive allocation process to serve low-income and homeless families throughout the community.
2. They provide a resource for needs assessments, networking and communication of services to low-income or homeless clients.

Many of these groups participate in the Lubbock Homeless Consortium and the Lubbock Housing Consortium. The Homeless Consortium's membership consists of emergency shelter facilities, MHMR, drug/alcohol abuse rehabilitation facilities, health organizations, the local housing authority, churches, advocacy groups, AIDS organizations, and social service agencies. The Housing Consortium's membership consists of affordable housing agencies, realtors, banks, mortgage companies, local HUD staff, advocacy groups, and the local housing finance corporation. These organizations meet on a monthly basis to share information, ask advice, identify needs and resources, and provide the public information on affordable housing and homeless issues through events during the year. Community Development staff has representatives on both consortia and is an active participant in their activities.

The Community Development Department also draws on public agencies as resources or partners for housing and economic development programs and to better serve the low-income community. These partnering agencies include local schools and universities, state agencies, and the local housing authority.

Public Housing Authority

The local housing authority for Lubbock is set up as a separate entity from the City. The Mayor appoints a five-member Board of Commissioners for two-year terms. This is the extent of the City's role in oversight. The Lubbock Housing Authority (LHA) acts as an independent agency and their decisions as to hiring, contracting, procurement, and planning do not have to be approved by the City Council nor do they provide reports to the City. The governing board of LHA oversees such decisions. While the LHA is a separate agency, it participates in both the Lubbock Housing Consortium and the Lubbock Homeless Consortium.

The Lubbock Housing Authority consults with the City in preparing their five-year plan for HUD. LHA looks to the current Consolidated Plan for the development of this plan. In addition, LHA is able to request funding for programs through the City's annual allocation process and it has received funding in the past.

Summary and Gaps

The strengths of this system include allowing for competition and having a concentrated effort in identified areas referred to as target areas. The majority of housing funds are spent in these target areas in order to make a visible impact. By using request for proposals for specific needs there is better control in reaching the goals of the plan. Through the combination of both the private sector and public sector use we are able to reach our goals, assist small business contractors, and be cost effective.

Gaps in the delivery system for the institutional structure outlined above include a need for better coordination to avoid duplication of efforts and a continued emphasis on communication with other organizations.

OVERVIEW OF CITIZEN PARTICIPATION PLAN

The City of Lubbock goes to every effort to gain citizens' input on both the Consolidated Plan and the Annual Action Plan. The City Council appoints an advisory board called the Community Development and Services Board made up of representatives from each district representing low-income areas, the public sector, the business sector, and the disabled. The CDSB meets once a month and advises the City Council on policy, funding, and needs.

To better inform the CDSB and Council, staff meets with neighborhood associations in low-to-moderate income areas. A strategic planning session is conducted with citizens to identify needs and priorities for their area as well as citywide. This is done periodically in target areas for the Action Plan and for the Consolidated Plan process.

The results of these meetings are presented to the CDSB. From this information the CDSB identifies high, medium, and low priorities as well as target areas. These recommendations are presented to the City Council for consideration.

To better publicize these decisions, the City produces a Citizen's Guide that relates information about the process, grants, priorities, and policies. This guide is available to all citizens and is distributed to the CDSB, non-profit agencies, and the media.

Access to Information

Each year during the allocation process, the City takes applications for ESG, HOME, and CDBG funding requests. The Community Development and Services Board reviews the submissions and makes recommendations to the City Council. These recommendations are published in both the local paper and minority papers, and a public hearing is held to allow for comments. The published recommendations include funds expected to be made available through grants and program income.

At mid-year, the reallocation of program income and unused funds from the previous year occurs. The Board makes a recommendation to City Council and a Public Hearing is held to take comments and amend the annual action plan.

For the Consolidated Plan, the Community Development and Services Board reviews the draft and holds a public hearing for comments. The CDSB then recommends the document to the City Council who reviews it, holds a second public hearing to take comments, and approves the final Consolidated Plan.

Anti-displacement

The City of Lubbock follows all acquisition and relocation requirements of the Uniform Relocation Act and Section 104(d), and will minimize or alleviate displacement of residents and businesses whenever possible.

Publishing the Plan

A draft summary of the Consolidated Plan is presented to the Community Development and Services Board, which then holds a public hearing to allow for citizens' comments. After being reviewed, changes are made and the CDSB makes a recommendation to the City Council to accept the Consolidated Plan. Prior to a final public hearing, a listing will be published in local papers and copies will be made available at City Hall and the municipal libraries. Copies will also be made available to citizens at their request. The City Council then holds an additional public hearing to allow citizens the opportunity for comments. Comments are considered and the final version is approved by City Council.

Public Hearings

Two City Council hearings concerning the allocation of funds are held each year, one for the allocation in June and one for the reallocation at the beginning of each calendar year. The City Council holds a special public hearing in June during the evening to allow for better citizen participation. In addition, the Community Development and Services Board conducts meetings at which additional information is made available and hearings are set as needed. The CDSB meets the second Wednesday of each month at 6:00 p.m. All meetings are open to the public and accommodations are made for people with special needs. There is a Spanish-speaking interpreter available if required.

Notice of Public Hearings

Notices of public hearings are published in the paper at least ten days prior to the hearing. Notices are placed in the daily paper as well as weekly minority papers. The notices are placed as special notices in the regular sections of the paper not in the legal section.

Access to Meetings/Records

The City of Lubbock complies with the American with Disabilities Act as well as the Texas Open Meetings Act for all of its meetings. Meeting notices are posted outside City Hall seventy-two hours before the meeting and access is available to the public for these meetings. The City also complies with the Texas Open Records Act when dealing with requests for information.

Citizen Comments

The City allows 30 days for citizens' comments prior to sending the Consolidated Plan and Annual Action Plan into HUD. Each comment is considered prior to the final submission.

Substantial Amendments

The City considers a substantial amendment to be the following:

1. A change of 25% of the annual allocation for the Grant; or
2. Changes in priorities or use of CDBG funds from one activity to another.

In the event of an amendment, a public hearing will be held and comments will be taken following the same procedures as the annual allocation process.

Performance Reports

The Consolidated Annual Performance Evaluation Report (CAPER) is produced each year by the City of Lubbock for the public and HUD. There is a fifteen-day comment and review period for the public. Copies are made available in the Community Development office and local library branches. Any comments received are made part of the CAPER and are forwarded to HUD. In addition, staff also provides the Community Development and Services Board with periodic updates on sub-grantees performance. This allows CDSB to stay informed on how the funds are spent and if goals are being reached.

Technical Assistance

The City of Lubbock continually offers technical assistance on an individual and group basis. Assistance includes general overviews on the application process, City Council policies, construction requirements, and other topics as needed. Assistance is also offered to any agency or individual wishing to request our funds. Staff meets one on one with agencies to answer questions related to the allocation process and to discuss issues pertaining to their specific projects.

Complaints

Citizen complaints are addressed by the appropriate person within the Community Development Department. The Director of Strategic Planning can appeal any decision. Written responses are given to all written requests and responses will be provided within a 15-day period when practical. If citizens are still not satisfied, they are referred to the Regional HUD Office in Fort Worth.

FY 2004-2009 Consolidated Plan Timeline

Neighborhood Meetings	Fall-Winter 2003
CDSB Sub Committee Meeting-Work Session to Determine Priority Needs Tables.....	November 5, 2003
CDSB Meeting-Approval of Targeting & Priorities Needs.....	November 12, 2003
City Council Approval of Targeting & Priorities Needs	December 18, 2003
FY 2004 Technical Assistance Workshop – Release Applications	February 3, 2004
Advertise Public Hearing on 3/9/04.....	February 23, 2004
CDSB Meeting-Public Hearing-Consolidated Plan Draft	March 9, 2004
FY 2004 Applications Due to City	March 26, 2004
CDSB Evaluates Applications	March 29 – April 9, 2004
CDSB Meeting.....	April 14, 2004
CDSB Meeting-Finalize Recommendation for Action Plan Projects.....	May 12, 2004
CDSB Meeting-Citizens' Comments-Consolidated Plan Draft.....	May 12, 2004
Advertise Public Hearing for Action Plan/Consolidated Plan.....	May 23, 2004
30-Day Comment Period Begins	May 24, 2004
City Council Public Hearing- Action Plan/Consolidated Plan.....	June 9, 2004
30-Day Comment Period Ends	June 22, 2004
City Council-Approve Final Version of Consolidated Plan.....	June 29, 2004
Submit FY 2004 Action Plan and FY 2004-09 Consolidated Plan to HUD.....	August 13, 2004

CHAPTER 2

HOUSING MARKET ANALYSIS

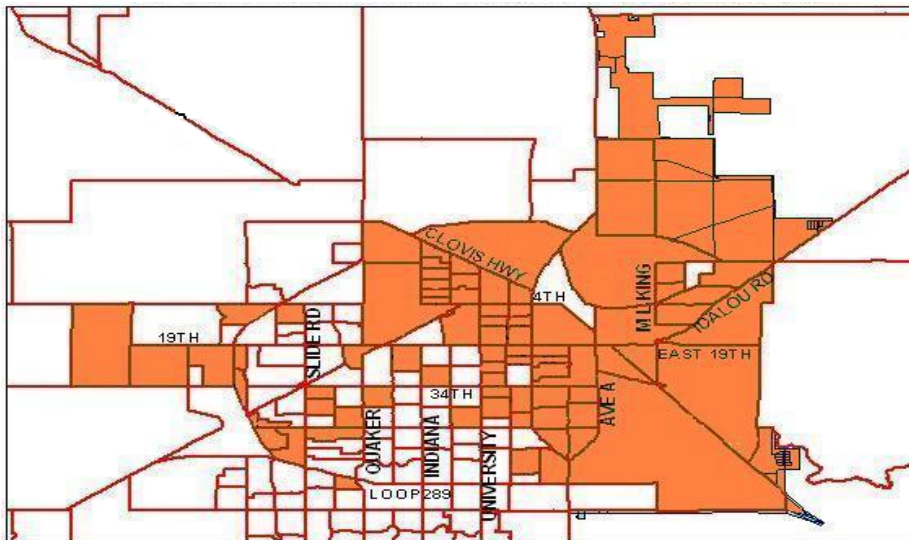
INTRODUCTION

This chapter focuses on the housing characteristics within the 115 square mile area of Lubbock, Texas. In addition to 1980, 1990 and 2000 US Bureau of Census statistics, information from the Lubbock Apartment Association, Lubbock Association of Realtors, City of Lubbock Planning and Building Inspection Departments, Lubbock Housing Finance Corporation, Market Lubbock, Inc., Texas Department of Health, and the 2003 Blosser Report were used to develop the following tables and narratives. From compilation of information in this chapter, a housing needs assessment will be developed and addressed in the next chapter.

AREAS WITH CONCENTRATIONS OF LOW INCOME HOUSEHOLDS

Areas with a high concentration of low-income households are defined as block groups with 51% or more of the population falling below 80% of the area median family income. Using 2000 Census information, the majority of block groups in the northeast and southeast quadrants of the city are considered to have high levels of low-income families as evidenced on Map 2.1. Newly eligible areas are located in the central region of the city, as well as several areas spreading towards the West.

Map 2.1
Areas with Concentrations of Low-Income Households

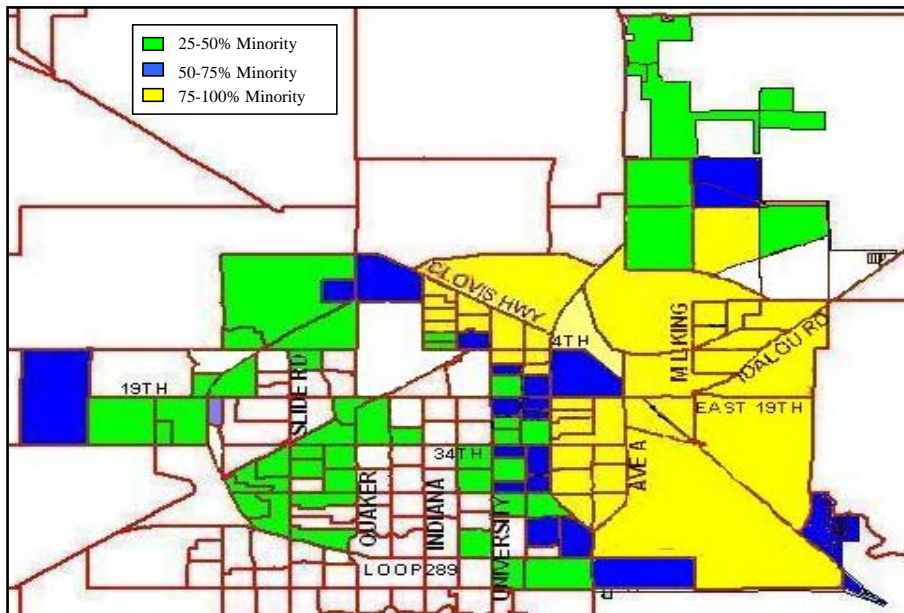


Source: 2000 US Census

AREAS WITH CONCENTRATIONS OF MINORITY POPULATIONS

Areas of the city with higher concentrations of low-income households typically tend to be the areas with the greatest concentration of minority populations. Using 2000 Census information, this can be seen in Map 2.2. The overall growth of the minority population over the last two decades can be seen in Table 2.1.

Map 2.2
Areas with Concentrations of Minority Populations



Source: 2000 US Census

Table 2.1
Ethnic Groups as a Percent of Total Population

Ethnicity	1980	1990	2000
White	72.0%	68.5%	62.5%
Hispanic	19.5%	22.7%	27.5%
Black	7.2%	7.3%	7.5%
Other Races	19.5%	22.7%	27.5%

Source: SOCDS Census Data, 2000.

HOUSING FOR SPECIAL NEEDS INDIVIDUALS

Although some group housing is available for individuals with mental illness, substance abuse recovery, and domestic violence, there is a limited availability of housing specifically designated for disabled or handicapped individuals. Apartment complexes constructed since 1996 are required to make a percentage of units handicap accessible. However, most of these new units are not considered affordable to low-to-moderate income families. The City has a barrier-free living program designed to

enable low-income homeowners the opportunity to add ramps, widen doorways, and make other changes in order to increase the accessibility of the home. This program has assisted approximately 25 homeowners in 2003, making over \$160,000 in renovations.

HOUSING AVAILABILITY

Due to low interest rates and increased migration into the community for economic opportunities, Lubbock is experiencing a residential building boom. The Housing Industry within the city has set new growth records for the past three years, building a large number of single family and multifamily units. Another factor that has increased the ability of families to purchase a home is the issuance of single-family bonds by Lubbock Housing Finance Corporation. In 2000, a total amount of \$20 million in single-family bonds was released. Additional bonds are expected for release in 2004.

Table 2.2
Housing Indicators 1998-2002

Year	New Apartment Units	New House Permits	MLS House Sales	Average House Price
1998	120	664	2,541	\$93,789
1999	100	747	2,484	\$97,817
2000	28	819	2,592	\$97,579
2001	541	941	2,631	\$101,223
2002	470	1,246	2,892	\$107,891

Source: The Blosser Report, February 2003

Lubbock continues to see an overall increase in the number of apartment complexes built. Current development projects should maintain this trend for the next several years. Vacancy has reached 11.07% according to Table 2.1 as of June 2003. The overall influx of new units could, over the next few years, mean an easing of rents in the lower-end range because of the higher vacancy rate.

Table 2.3
Apartment Occupancy Survey–June 2003

Unit Size	Units Surveyed	Units Occupied	Units Vacant	Occupancy Factor
Efficiency Units	721	667	54	92.51%
1 Bedroom Units	6,757	6,058	699	89.66%
2 Bedroom Units	6,828	6,036	792	88.40%
3 Bedroom Units	966	841	125	87.06%
4 Bedroom Units	271	220	51	81.18%
Total	15,543	13,822	1,721	88.93%

Source: Lubbock Apartment Association

Table 2.4 shows that the occupancy rates are similar across all Quadrants of the city. A large number of vacancies can be attributed to construction and development activities in all areas of the city. However, the southwest is generally upper income residential development, while the activity in the northeast is predominately low-income development.

Table 2.4
Apartment Occupancy Survey by Quadrant–June 2003

Unit Size	Units Surveyed	Units Occupied	Units Vacant	Occupancy Factor
Southwest	6,124	5,401	723	88.19%
Southeast	1,854	1,670	184	90.08%
Northeast	2,512	2,229	283	88.73%
Northwest	5,053	4,522	531	89.49%

Source: Lubbock Apartment Association

From the last three census counts as seen in Table 2.5, the total number of housing units has significantly increased resulting in an increase in both the number of owner-occupied units and rental-occupied units. Despite this increase, the percentage of owner-occupied units and rental units remain at relatively the same level in 2000 as in 1980.

Table 2.5
Trends in Housing Occupancy 1980-2000

	1980	1990	2000
TOTAL UNITS	66,914	77,802	92,806
Occupied Units:	60,783	69,094	85,506
Owner-Occupied	35,653	38,150	49,467
Renter-Occupied	25,130	30,944	36,039
% Owner Occupancy	58.7%	55.2%	57.9%
% Renter Occupancy	41.3%	44.8%	42.1%
Vacant Units	6,131	8,708	7,300
For Sale	740	1,094	810
For Rent	4,049	5,780	4,046
Other	1,342	1,834	2,444
Vacancy Rate	9.2%	11.2%	7.9%

Source: 1980, 1990, and 2000 US Census

As indicated in Table 2.6, an increase or consistency in homeownership occurred across most ethnic groups during the past two decades. An exception is the slight decrease seen in African American homeownership and relative stability of Native American homeowners. However, these changes must be taken into account with the growing minority population seen in Table 2.1.

Table 2.6
% Housing Occupancy by Ethnicity 1980-2000

Ethnicity	1980		1990		2000	
	Own	Rent	Own	Rent	Own	Rent
Anglo	60%	40%	58%	42%	66%	44%
Black	48%	52%	44%	56%	44%	56%
Hispanic	51%	49%	49%	51%	54%	46%
Native American	54%	46%	52%	48%	54%	46%
Asian	41%	59%	18%	82%	47%	53%

Source: 1980-2000 US Census

To further illustrate the housing trends in Lubbock, Table 2.7 indicates decreasing household size from 2.86 down to 2.5 in 2000.

Table 2.7
Household Size 1980-2000

Year	Number of Households	Average Household Size
1980	60,783	2.86
1990	69,084	2.65
2000	85,506	2.5

Source: 1970-2000 US Census

HOUSING AFFORDABILITY

According to HUD's definition, a family's housing cost plus utilities should be no more than 30% of their monthly gross income. The housing affordability gap is the difference between 30% of a household's annual income and the cost of both utilities and mortgage payments/rent. When families pay between 30% and 50% of their monthly income on housing, they are considered rent burdened. Lubbock families with gross family incomes in both the 0% to 30% and 31% to 50% range may already be rent burdened or unable to purchase a home because of their income status. Table 2.8 relates the amount, according to HUD definitions, that families can afford to pay for housing.

Table 2.8
Annual and Monthly Income for Housing Costs

30% MFI Households – Extremely-Low Income				
<i>Family Size</i>	2003 Lubbock Median Family Income	30% of Median Family Income	30% of Annual Income For Housing	30% of Monthly Income for Housing
1	\$32,700	\$9,800	\$2,940	\$245
2	\$37,400	\$11,200	\$3,360	\$280
3	\$42,000	\$12,600	\$3,780	\$315
4	\$46,700	\$14,000	\$4,200	\$350
5	\$50,400	\$15,150	\$4,545	\$379
6	\$54,200	\$16,250	\$4,875	\$406
7	\$57,900	\$17,350	\$5,205	\$434
8	\$61,600	\$18,488	\$5,550	\$463

50% MFI Households – Low Income				
<i>Family Size</i>	2003 Lubbock Median Family Income	50% of Median Family Income	30% of Annual Income For Housing	30% of Monthly Income for Housing
1	\$32,700	\$16,350	\$4,905	\$409
2	\$37,400	\$18,700	\$5,610	\$468
3	\$42,000	\$21,000	\$6,300	\$525
4	\$46,700	\$23,350	\$7,005	\$584
5	\$50,400	\$25,200	\$7,560	\$630
6	\$54,200	\$27,100	\$8,130	\$678
7	\$57,900	\$28,950	\$8,685	\$724
8	\$61,600	\$30,800	\$9,240	\$770

80% MFI Households – Moderate Income				
<i>Family Size</i>	2003 Lubbock Median Family Income	80% of Median Family Income	30% of Annual Income For Housing	30% of Monthly Income for Housing
1	\$32,700	\$26,150	\$7,845	\$654
2	\$37,400	\$29,900	\$8,970	\$748
3	\$42,000	\$33,600	\$10,080	\$840
4	\$46,700	\$37,350	\$11,205	\$934
5	\$50,400	\$40,350	\$12,105	\$1,009
6	\$54,200	\$43,350	\$13,005	\$1,084
7	\$57,900	\$46,350	\$13,905	\$1,159
8	\$61,600	\$49,300	\$14,790	\$1,233

Source: 2003 HUD Median Family Income for Lubbock

Affordability-Rental Housing

Table 2.9 shows the affordability gaps for extremely low (30% MFI) and low income (50% MFI) families. Families at 80% of the median family income did not show an affordability gap at either 30% or 50% of income for housing costs. Therefore, the chart for 80% MFI is not included.

Table 2.9
Affordability Gap for Rental Housing

30% MFI Households – Extremely-Low Income						
Family Size	Unit Size	2003 Average Monthly Rent*	Affordability Standard		Rent Burdened	
			Housing at 30% of Monthly Income	Affordability Gap (Shortfall)	Housing at 50% of Monthly Income	Affordability Gap-(Shortfall)
1	1B	\$480	\$245	\$235	\$408	\$72
2	1B	\$480	\$280	\$200	\$467	\$13
	2B	\$604	\$280	\$324	\$467	\$137
3	2B	\$604	\$315	\$289	\$525	\$79
	3B+	\$821	\$315	\$506	\$525	\$296
4	2B	\$604	\$350	\$254	\$583	\$21
	3B+	\$821	\$350	\$471	\$583	\$238
5	3B+	\$821	\$379	\$442	\$631	\$190
6	3B+	\$821	\$406	\$415	\$677	\$144
7	3B+	\$821	\$434	\$387	\$723	\$98
8	3B+	\$821	\$463	\$358	\$770	\$51

*Rent Source: 2003 Blosser Report

50% MFI Households - Low Income						
Family Size	Suitable Unit Size	2003 Average Monthly Rent*	Affordability Standard		Rent Burdened	
			Housing at 30% of Monthly Income	Affordability Gap (Shortfall)	Housing at 50% of Monthly Income	Affordability Gap-(Shortfall)
1	1B	\$480	\$409	\$71	\$681	--
2	1B	\$480	\$468	\$12	\$779	--
	2B	\$604	\$468	\$136	\$779	--
3	2B	\$604	\$525	\$79	\$875	--
	3B+	\$821	\$525	\$296	\$875	--
4	2B	\$604	\$584	\$20	\$973	--
	3B+	\$821	\$584	\$237	\$973	--
5	3B+	\$821	\$630	\$191	\$1,050	--
6	3B+	\$821	\$678	\$143	\$1,129	--
7	3B+	\$821	\$724	\$97	\$1,206	--
8	3B+	\$821	\$770	\$51	\$1,283	--

*Rent Source: 2003 Blosser Report

Affordability – Homeownership Opportunities

According to figures from the Lubbock Association of Realtors, the 2003 average sale price of a home in Lubbock was \$117,305, at \$65 per square foot this equates to a 1,800 square foot home. However, a modest 1,200 square foot, three-bedroom, two-bath home can be purchased in Lubbock for \$78,000 based on \$65 per square foot. The chart listed below shows the monthly cost and both the down payment and closing cost needed to purchase each example home. In Example 1, few if any families below 80% MFI would be able to purchase a home in this price range in accordance with their amount available for housing shown in Table 2.7. However, in Example 2, many families in the 51% to 80% range could afford to purchase this home with some down payment and closing cost assistance. To a lesser extent, families in the upper end of the 31% to 50% range could purchase a new home if they have down payment and closing cost assistance available to them. Households in the 0% to 30% range would be unable to purchase either home.

Table 2.10
Home Purchase Affordability

Example 1: Average Sale Price – Lubbock 2003 (Lubbock Association of Realtors)

1,800 square foot House @ \$65/sq. ft. (Estimate)
3 Bedroom, 2 Bath, 2-Car Garage, All Brick

Costs
House Plus Lot \$117,305
Less 5% Down Payment \$5,865
Loan Amount \$111,440

Loan Terms	6%, 30 years	6.5%, 30 years	7%, 30 years
Loan Amount	\$111,440	\$111,440	\$111,440
Annual Debt Service	\$8,018	\$8,453	\$8,897
Monthly Debt Service	\$668.14	\$704.38	\$741.41

Example 2: Affordable Home – Lubbock 2003 (Estimate)

1,200 square foot House @ \$65/sq. ft.
3 Bedroom, 2 Bath, 1-Car Garage, All Brick

Costs
House Plus Lot \$78,000
Less 5% Down Payment \$3,900
Loan Amount \$74,100

Loan Terms	6%, 30 years	6.5%, 30 years	7%, 30 years
Loan Amount	\$74,100	\$74,100	\$74,100
Annual Debt Service	\$5,331	\$5,620	\$5,916
Monthly Debt Service	\$444.27	\$468.36	\$492.99

HOUSING ADEQUACY

For our purpose, the City of Lubbock determines housing conditions according to availability, completeness of plumbing, function, and other physical conditions of the house such as electrical and structural soundness. The City of Lubbock has differentiated housing units into four groups:

1. Standard and Decent - This type of housing complies with the required minimum building codes and zoning ordinances.
2. Substandard but Feasible for Rehabilitation - Houses that need rehabilitation not exceeding 50% of the appraised value of the unit after rehabilitation.
3. Substandard but Not Feasible for Rehabilitation - Houses that are at a standard lower than required by law and necessary rehabilitation to bring them into compliance exceeds 50% of the appraised value after rehabilitation.
4. Dilapidated and Deteriorated - Houses that have no remaining economic value and rehabilitation costs to bring them up to code standard would exceed the costs of new construction.

Table 2.11 shows results of the 2000 City of Lubbock Environmental Services Department survey of the condition of approximately 53,500 single-family residences and duplexes in Lubbock. During a drive-by inspection for exterior violations of each unit in their district, code inspectors determined the occupancy of the property and whether the property was deteriorating or possibly substandard. Overall, housing in the enforcement districts with large numbers of low income eligible areas of Lubbock shower a greater incident of substandard or deteriorated homes than districts with few or no CDBG eligible areas.

Table 2.11
Structural Standard Survey 1998-City of Lubbock EIS

Primarily CDBG Eligible Areas				
Code Inspection District	Occupied - Substandard	Occupied – Starting Deterioration	Not Occupied – Substandard	Not Occupied – Starting Deterioration
District A02	32	41	17	3
District A03	13	32	2	7
District A04	7	148	7	6
District B05	62	162	30	7
District B06	5	73	1	3
District C10	2	25	13	1
District C11	1	3	3	0
District C12	14	18	7	1
Sub-Total	136	502	80	28
Primarily Non-CDBG Eligible Areas				
Code Inspection District	Occupied - Substandard	Occupied – Starting Deterioration	Not Occupied – Substandard	Not Occupied – Starting Deterioration
District A01	0	4	1	2
District B07	0	0	0	0
District B08	0	6	1	0
District C09	1	0	0	0
Sub-Total	1	10	2	2
All Areas				
Total	137	512	82	30

Housing condition is important because inadequate upkeep of property can diminish the aesthetic value of the neighborhood, reduce property values, decrease willingness to invest in the community by residents and businesses, reduce property-tax income, and may generally be a precursor to more serious problems of abandonment and demolition. Examination of the age of housing is a reasonable indicator of

the extent of deterioration. The older the home becomes, the more repairs must be made to keep the property in good condition. Low-income families living in older homes are unable to keep up the repairs on their homes due to lack of funds. The number of older houses is decreasing due to redevelopment efforts across the city, but remain an issue to adequate housing.

HOUSING ACCESSIBILITY

Lubbock currently shows about an 8% vacancy rate for rental units. There are units available and affordable for the 50% and 80% median income families. The tables show very little if any gap in affordability making housing accessible to these groups, unlike for the 30% median income family. There are affordability gaps in this income category that makes accessibility an issue. Section 8 vouchers from the Lubbock Housing Authority eases this problem for those that are able to receive them. There is a waiting list for vouchers at this time. Access to affordable housing for the lower income groups is also hampered by competition for units from students attending the four universities/colleges within the area.

The predominate reason some neighborhoods may be inaccessible to the low-to-moderate income household is finances. Growth in new units is in the higher rent category. However, in homeownership we see the mixing of more affordable housing with higher cost housing in the private sector. Lubbock publicizes information on fair housing throughout the year in many different outlets. The City has a fair housing officer to assist and refer claims if and when they arise.

The pattern of housing tenure follows the demographic distribution of the City with Anglos being the largest homeowner and renter group. In 2000, Anglo homeowners comprised 80% of the total homeowner-occupied units, and 71.9% of the total renter-occupied units. Other racial categories can further be shown in Table 2.12. Home ownership rates are increasing at a greater rate than population growth in all racial categories. Significant changes are seen in Hispanic, Native Americans, and other race populations. In addition, the number of vacant units decreased by 23.2% between 1990 and 2000.

Table 2.12
Housing Units by Housing Type and Ethnicity 1990-2000

OWNER-OCCUPIED			
Ethnicity	1990	2000	% Change 1990-2000
Anglo	36,904	40,986	11.1%
Black	2,277	2,585	13.5%
Hispanic	6,330	9,110	43.9%
Native American	138	261	89.1%
Asian/Other	270	424	57.0%
TOTAL	45,919	53,366	16.2%
RENTER-OCCUPIED			
Ethnicity	1990	2000	% Change 1990-2000
Anglo	25,458	25,935	1.9%
Black	2,950	3,464	17.4%
Hispanic	6,206	8,977	44.7%
Native American	111	258	132.4%
Asian/Other	673	748	11.1%
TOTAL	35,398	39,382	11.2%
VACANT UNITS			
TOTAL	9,510	7,300	-23.2%

Source: 1990 and 2000 US Census

PUBLIC AND ASSISTED HOUSING

The Lubbock Housing Authority provides Section 8 vouchers and public housing for Lubbock. They currently receive 853 Section 8 Vouchers. Information regarding the Housing Authority’s housing units is listed below:

Table 2.13
Lubbock Housing Authority Units and Condition

Number of Public Housing Units	461
Units in Need of Demolition (Green Fair Manor)	128
Units in Satisfactory Condition (PHAS)	333

Source: Lubbock Housing Authority

Section 504 Requirements

Five percent of the Housing Authority’s public housing units are handicapped accessible as required by the Section 504 Needs Assessment.

Condition of Public Housing Units

As noted in Table 2.13, the Lubbock Housing Authority has 128 housing units in need of demolition and 333 units in satisfactory condition per their PHAS.

LOSS OF AFFORDABLE HOUSING

Assisted Units

The Housing Authority has 128 units of public housing located in the Green Fair Manor Apartment Complex in need of demolition. The City of Lubbock is not aware of any other assisted housing units that will be lost in the future. The City is exploring the feasibility of developing a inventory of assisted units.

Non-Assisted Units

A private developer is purchasing housing and apartments in the North Overton area in order to demolish them and build predominantly single-family homes in the \$125,000 to \$175,000 range. According to the 2000 US Census, there were approximately 3,216 housing units in the North Overton area with 1,049 vacant units. Of the 2,167 units occupied in 2000, only about 10% of the residents in this area were homeowners with more than 89% of all residents falling below 80% of the median family income. The purchase and demolition of single-family and multi-family properties is nearly concluded. The City of Lubbock provided funds to help relocate low-income tenants to other housing.

BARRIERS TO COMMUNITY DEVELOPMENT AND HOUSING

Slow Economic Development

A barrier that prevents Lubbock residents from accessing safe, decent, sanitary, and affordable housing in Lubbock is slow economic development. Overall, economic development has been slow across the state, with Texas seeing only a 5.4% increase in jobs from 1999-2002, while Lubbock has experienced a

slightly lower increase of 3.8%. The City of Lubbock plans to place a continued emphasis on economic development in the CD eligible area during the next five years. One of the objectives is to target the northeast area of the City for economic development opportunities. This increase will increase job opportunities and create better access to affordable housing for the families helped.

High Student Population

The City of Lubbock is proud to be the site of four college/university campuses. The presence of these institutions of higher learning results in a larger than normal young adult renter population. The presence of these students also tends to artificially inflate rents in Lubbock. The high rents make it difficult for low-to-moderate income families to locate affordable rental units. The occupancy rate for apartment rental units in Lubbock averages 95.5%. In addition to impacting occupancy and rental rates, the high student population also adds to the housing market with the purchase of homes by students or their parents, as many families believe it is more cost effective than paying rent. This results in a lower number of moderately priced affordable homes available on the market.

Private Development

An additional factor affecting availability of affordable housing in Lubbock is a local neighborhood development project entitled "The Centre". This project is a private development that is in the process of redeveloping a predominately low-income neighborhood. The developer is using private financing to acquire all the properties in an approximate 300-acre area between downtown Lubbock and Texas Tech University. The majority of the acquisition and demolition is complete, but several residents must still be relocated. Nearly 3,200 housing units have been destroyed to date. This demolition has increased the numbers of families searching for affordable housing. The City continues to offer an optional relocation policy for these families. New development will include a 240 unit student-oriented apartment complex and a 274 unit luxury apartment complex. Other development will include single family and multifamily units. The new units will be in the mid \$100,000s. Although moderately priced, the new development will not be affordable for the extremely low-income population.

GENERAL OVERVIEW OF CITY POLICIES AND PROCEDURES

The City has a Comprehensive Land Use Plan, subdivision regulations, zoning, and building codes. No zoning exists in Lubbock County. The City has subdivision review and approval within the extra-territorial jurisdiction (ETJ), which is five (5) miles beyond the corporate limits. This process provides an opportunity for better design of subdivisions on land that may be annexed in the future. The City does not have growth control ordinances that affect the supply of housing or add to housing costs. The City adopts and solely enforces land use and development related ordinances within the City limits. Therefore, the development process does not involve redundant and time-consuming steps.

Zoning

The City neither practices exclusionary zoning nor promotes inclusionary zoning. In fact, Lubbock has no growth control measures. This does not mean that the jurisdiction does not care about distribution of land uses. Instead, through the adoption of a Comprehensive Land Use Plan in 1975 and subsequent revisions, the City has encouraged compatible physical development within the city limits. Any non-conforming use structures are allowed until such structures are either abandoned, destroyed by fire, or the use of the structure lapses for more than a year. Variances for zoning standards are subject to approval by the Zoning Board of Adjustment.

Developers are not required to provide low-and-moderate income housing through linkages or impact fees. Developers are also not given incentives through point systems or density bonuses for providing a range of housing types, including low-income housing. In the end, there is neither a positive or negative impact that affects the supply of affordable housing as a result of the zoning code in Lubbock.

Subdivision Regulations

Like zoning, the primary objective of subdivision regulations is to ensure that the process for subdividing land creates an asset to the community and contributes to the health and safety of the residents. The platting process promotes orderly growth and assures that adequate public facilities are provided. In turn, the jurisdiction can be assured, through subdivision regulations, that streets, alleys, water, and sewer lines are in good shape when these are dedicated to the City.

Subdivision ordinances do not regulate physical or design characteristics of new housing, but rather the widths of rights-of-way, location of alleys and streets, easements, lot configuration, lot size and subdivision design. Subdivision approval has been delegated to the Planning and Zoning Commission and includes a process that allows all necessary City departments and local utility companies to review the plat. The Commission and City departments have taken efforts to streamline the approval process to cut down unnecessary delays and costs to developers.

Building Codes

The City of Lubbock has adopted the Uniform Building Code (UBC) for construction regulations pertinent to construction, rehabilitation, or demolition of buildings. The International Residential Code governs the same issues as they relate to one and two family dwellings not exceeding 3 stories in height. Local amendments to both documents have been adopted to address unique local problems or conditions. The Building Board of Appeals was created for the purpose of periodically reviewing regulations, making recommendations to the City Council regarding adoption of regulations that are beneficial and necessary, and considering specific requests to vary the standards.

Existing structures that are unsafe or otherwise unfit for habitation or use due to lack of maintenance, abandonment, exposure to the elements, damage, and other conditions, are required to be abated by repair, rehabilitation, demolition, or removal. The owner is afforded options for abatement and advised that if no actions are taken within a specified time period, then a public hearing may be held to declare the structure a public nuisance and require removal. Abatement of structures by repair or rehabilitation does not mean that a building must be made to comply with standards for newly-constructed buildings. It is only necessary to make these structures safe, sanitary, and functional (electrical, heating, plumbing and fire safety protection).

Land Use

The Comprehensive Land Use Plan is used as a guide for future developments. The underlying concept for a land use plan is to promote the stability of existing land uses, compatible future uses, and to protect residents from inharmonious influences and harmful intrusions. Therefore, aspects such as drainage, fire hazard, traffic, overcrowding, and preservation are involved in the evaluation of land use.

Impact Fees

The City of Lubbock has no impact fee system. On site fees for water and sewer and construction of internal and adjacent streets are required.

HOME Guidelines for Presumption of Affordability, Recapture or Resale

The City of Lubbock follows the regulations for this requirement. The City chooses to prioritize these options based on market conditions and type of program. Priority #1 is the use of the presumption of affordability. The City is currently completing a presumption of affordability study to determine the period of affordability for resale. The City will use this option for all programs upon approval from HUD. Priority #2 is recapture. The City administers this program and places a recapture clause in the loan agreements. These loans are serviced in house. The recapture amount will be based on the net proceeds available from the sale up to but not exceeding the entire amount of the HOME investment. Priority #3 is resale. This is accomplished through a homeowner's agreement signed at the time of closing and filed at the

county courthouse with the other documents. The City will use resale only if the other two options are not applicable.

CHAPTER 3

HOUSING AND HOMELESS NEEDS ASSESSMENT

HOUSING NEEDS ASSESSMENT

The Consolidated Plan requires that population needs for affordable housing be addressed for a five-year time period. A specific area of concern is population needs in different income categories. The three income categories examined here are:

- Extremely-Low Income – 0% to 30% of the Median Family Income (HUD)
- Low Income – 31% to 50% of the Median Family Income (HUD)
- Moderate Income – 51% to 80% of the Median Family Income (HUD)

All income categories are based on median family income (MFI) for the Lubbock area as determined annually by the Department of Housing and Urban Development (HUD). According to the 2000 Census, the MFI for the City of Lubbock is \$42,900. The current MFI for 2004 is \$46,700 for a family of four.

EXTREMELY-LOW INCOME CATEGORY

Extremely-low income households are those with incomes below 30% of the MFI. The 2000 Census states that the City of Lubbock has 11,066 households in this income category constituting 14.5% of the total households. This total is significantly lower than the 18,719 extremely low income households in 1990. However, the number of renters in this category has increased. This income category can be partially broken down into 8,447 renters and 2,619 homeowners. Important groups to be examined in this and all income categories include single parent families, the elderly, and the disabled.

In 2000, 18.2% (38,883) of the total population was considered below the poverty level, with a large number in the extremely-low income category. Of the total 15,862 households that had an income below the poverty level in 2000, about 3.7% were female-headed households (See Table 3.1).

Elderly households in 2000 totaled 7,355 and represented 7.9% of the total population. The percentage of low- and extremely-low income elderly homeowners decreased from 15.3% in 1990 to 12.9% in 2000. The 2000 Census also reported that 2,620 elderly households are homeowners (1,497 renters) and have incomes below 51% of Lubbock's MFI. Although precise details are lacking, it is generally believed that the elderly will continue to be a growing group in this income category. This is believed to be true because the elderly are often dependent upon fixed incomes and are faced with ever increasing medical expenses. Further, the growth of this group, in this and every income category, is expected to grow steadily.

The best information regarding people with disabilities includes other individuals identified as a "special population." Special population households include disabled persons, victims of domestic violence, homeless persons, persons with AIDS, persons in drug abuse/alcohol treatment programs, and persons with mental health issues and mental retardation. Real income data for households with special needs are not available for Lubbock. However, because of the nature of their physical condition, it is known that their income often falls in the extremely-low category. These households often rely heavily on welfare benefits such as social security, supplemental income, and TANF. With Texas ranking very low in the nation in relation to welfare benefit distribution, it is likely that households with special needs cannot sufficiently support themselves.

Table 3.1
Households Below Poverty Level 1990-1999

	1990	1999	Percent Change	% 1999 Total
Median Household Income	\$24,130	\$32,198	33.4%	
Total Households	69,084	85,652	24%	
Number of Households Below Poverty Level:				
Married Couples	2,926	2,280	-22.1%	2.7%
Female-Headed	2,179	3,203	47%	3.7%
Male-Headed	332	695	109.3%	0.8%
Others	5,938	7,785	31.1%	9.1%
Over 65	2,045	1,899	-7.1%	2.2%
Total Households Below Poverty Level	13,420	15,862	18.2%	18.5%

Source: 2000 US Census

Race and Disproportionate Need

Comparing income by race in 2000, 26.7% of all African-Americans, 16.9% of all Hispanics, 12.3% of all Anglos, and 19.1% of all other race households are in the extremely-low income category. According to HUD, a disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. The racial/ethnic group showing a disproportionately greater need specifically in the extremely low-income category is African-Americans. Table 3.2 reveals the ethnic breakdown of households.

Table 3.2
Household Composition by % Median Family Income and Ethnicity

Ethnicity	Extremely Low		Low		Moderate		All Others	
	Households 0-30%	%	Households 31-50%	%	Households 51-80%	%	Households >81%	%
White	6,489	12.3%	5,228	9.9%	8,161	15.5%	32,910	62.3%
African-American	1,538	26.7%	1,192	20.7%	1,074	18.6%	1,964	34.0%
Hispanic	2,770	16.9%	2,617	16.1%	3,801	23.3%	7,113	43.7%
Other	269	19.1%	170	12.1%	267	19.0%	701	49.8%
TOTAL	11,066	14.5%	9,209	12.1%	13,303	17.4%	42,688	56%

Source: 2000 Census – SOCDs CHAS Data

Housing Overcrowding

The City of Lubbock shows a clear trend of decreasing family size mirroring the trend found at the state and national level. Reasons for such a trend include the increase in females entering the job market, the increasing delay of the onset of child bearing, and the increasing cost burden of child rearing. While this trend generally extends across the City, the incidence of overcrowding remains prevalent especially among large, extremely-low and low-income families and among large minority families. An overcrowded household is defined as a household with more than one person per room. In 2000, 6.1% of all occupied housing units were overcrowded. Incidence of overcrowding occurs among both renters and owners but is most prevalent among low-income families as shown below in Table 3.3.

Table 3.3
Percent Incidence of Overcrowding by % Family Income 2000

INCOME (%)	OWNER (%)	RENTER (%)
Below poverty level	12.3%	10.2%
At or above poverty level	3.5%	7.7%

Source: US Census, 2000

Housing Affordability

Housing affordability is based on a standard established by the Department of Housing and Urban Development (HUD). The HUD standard states that a family should spend no more than 30% of its gross annual income for housing costs plus utilities. The housing affordability gap is the difference between 30% of a family's annual income and the combined costs of utilities, mortgage payment/rent, taxes, and insurance on a home annually.

Income is one determining factor of housing affordability and choice. With a median family income of \$46,700 in the City of Lubbock in 2004, and an average home value of \$69,500 in 2000, it is apparent that some families below 80% and most below 50% of the median income may not be able to afford to buy a home in Lubbock. (See Table 2.8)

Rental rates in the City depend on the type of housing (i.e. duplex, apartment, etc.) and location within the city. Maintenance of units also effects affordability. The most affordable units for extremely-low income households tend to be potentially substandard and concentrated in the north and northeastern parts of Lubbock. Rents for all size units have increased every year since 2000 (See Table 3.4) making it more difficult for extremely-low income households to obtain affordable housing. Although new rental units are being built, most are in the high rent range. New units coming into the market could help to keep the average rental rates elevated.

Table 3.4
Average Rents 1999-2003*

Year	Average Rent (\$)	Average Per S.F. (\$)	% Change
1-Bedroom Apartment			
1999	\$427	\$0.63	+1.67%
2000	\$438	\$0.65	+2.57%
2001	\$444	\$0.65	+1.37%
2002	\$458	\$0.68	+3.15%
2003	\$480	\$0.71	+4.80%
1999-2003	--	--	+12.07%
2-Bedroom Apartment			
1999	\$540	\$0.55	+2.27%
2000	\$553	\$0.57	+2.41%
2001	\$560	\$0.57	+1.27%
2002	\$579	\$0.59	+3.39%
2003	\$604	\$0.62	+4.32%
1999-2003	--	--	+11.85%
3-Bedroom Apartment			
1999	\$737	\$0.62	+2.50%
2000	\$736	\$0.57	+0.13%
2001	\$753	\$0.58	+2.30%
2002	\$783	\$0.61	+3.98%
2003	\$821	\$0.63	+4.85%
1999-2003	--	--	+11.40%

Source: Blosser Report, February 2003

* Does not include utilities

The large numbers of applicants looking for rental housing units who are turned down because their gross income does not meet the income criterion at twice the amount of the rent exemplifies the need for affordable housing for the extremely-low income category. This is problematic because this category of households is the most unlikely to be able to afford to buy a home and therefore depends upon affordable rental units and public housing to obtain decent and safe living units. It is believed that the affordability gap will continue to expand while expenditures escalate and incomes remain constant in current economic conditions.

LOW-INCOME CATEGORY

Low-income households are those households having incomes between 31% to 50% of the MFI. In the 2000 Census, there were a total of 9,209 households in this category with approximately 5,849 (63.5%) being renters and 3,360 (36.5%) being homeowners. Recent trends in this category show a slight increase in total numbers (from 8,154 households in 1990) as well as a decrease in homeownership (from 39% in 1990). The low-income households represent 12% of the total households in the City.

As mentioned in the previous section, the extremely-low and low-income populations contain a significant number of female-headed households. In 1999, figures show a large percentage (20.2%) of those below the poverty level in 1999 to be female head-of-households. Table 3.1 distinctly shows female-headed

households as a fast growing low income population. However, male-headed households are increasing at a larger rate.

The information regarding the elderly and disabled populations discussed under the extremely-low income category applies to the low-income category as well.

Race

The racial breakdown of this group can be seen in Table 3.2. In 2000, 16.1% of all Hispanics, 20.7% of all African-Americans, 9.9% of all Anglos, and 12.1% of all other race households are in this income category. African-American households are the only race in this category to increase since 1990.

Housing Overcrowding

As discussed before, housing overcrowding is prevalent among large, extremely-low and low-income, and large minority families. Table 3.3 shows that 12.3% of owners and 10.2% of renters below the poverty level face overcrowding problems. Table 3.5 indicates renters in this income category encounter more overcrowding problems than renters in either the extremely-low or moderate-income categories.

Table 3.5
Percent Large Families by % Family Income 2000

Household Type	OWNER (%)	RENTER (%)
Extremely Low Income	8.8%	5.6%
Low Income	10.3%	9.0%
Moderate Income	11.4%	8.9%

Source: US Census, 2000

Low-income Hispanic households have the most housing overcrowding at 17.6% of Hispanic occupied units. From the 2000 Census data, it is estimated that a high percentage of African-American households (12.1%) also suffer from housing overcrowding.

Housing Affordability

With the median income for an individual Lubbock resident is at \$32,700 and the fair market rent at \$538 (2 bedroom), persons in this income category will have to spend more than 30% of their monthly gross income for rent. Market value for two-bedroom apartments currently averages \$604, excluding utilities, such as light and gas.

MODERATE-INCOME CATEGORY

Moderate-income households are those with an income that falls between 51%-80% of the MFI. In 2000, there were approximately 13,303 moderate-income households, of which 7,260 (54.6%) were renters and 6,043 (45.4%) homeowners. This number is larger than in previous years indicating a trend towards lower poverty levels making headway in their financial status. Also seen is a slight increase of homeownership in the category. As examined earlier, a large percentage of those falling below the poverty level are female-headed households, the elderly, and the disabled.

While discussion about the disabled population has been limited up to this point, some general notions should be established. Despite the increase in units specifically designed in accordance with the

American Disabilities Act (ADA), there are still a relatively small proportion of barrier-free housing environments available.

Race

Comparing race to income, one finds from Table 3.2 that this income category is comprised of 18.6% of all African-Americans, 23% of all Hispanics, 15.5% of all Anglos, and 19.9% of other race households.

Housing Overcrowding

As evident in Table 3.3, overcrowding in below poverty level families occurs most often among owners. The highest percentage of large-family homeowners falls in the moderate-income category. Overcrowding seems to be more common for those in this income category than for either the extremely-low or low-income categories.

Housing Affordability

Though households in this category have considerably higher incomes than those in the other two groups discussed here, affordability is still a problem especially among those at the lower end of the range. Evidently, not every household in this category can afford rents, and correspondingly, cannot freely move to housing units of their choice.

Some general information about Lubbock renters and owners is helpful in understanding affordability of housing in the City. One can see from Table 3.6 below that there are a large number of renters in the City. The large numbers are augmented by the fact that 19% of the total population is made up of students. The college student population, estimated at 41,131 in 2003, greatly increases competition for affordable rental housing as they drive up demand. This fact combined with a low affordable housing supply is expected to continue increasing rents in the City for years to come. All in all, approximately 42% of the total population is renters.

Table 3.6
Households by Type and Age 2000

Age	Homeowners	%	Renters	%	Total
<25	1,337	10.9%	10,878	89.1%	12,215
25-64	35,252	61.4%	22,141	38.6%	57,393
65+	12,859	80.9%	3,039	19.1%	15,898
Total	49,448	57.8%%	36,058	42.1%	85,506

Source: 2000 US Census

OVERALL HOUSING STOCK CONDITION

Adequate housing is a problem for many families below the poverty level. Housing problems often include affordability, overcrowding, lack of adequate plumbing, etc. Table 3.7 shows the percentage of households in each category that have some type of housing problem. Those households in the moderate-income category do have some problems, particularly those households that rent. However, these problems are not as extensive as those in the low and extremely low income categories.

Table 3.7
Percent Housing Problems by % Family Income 2000

Household Type	OWNER (%)	RENTER (%)
Extremely Low Income	72.2%	80.2%
Low Income	53.2%	80.9%
Moderate Income	34.7%	47.7%

Source: US Census, 2000

INCIDENTS OF LEAD POISONING IN CHILDREN

Since legislation in 1996, the Texas Department of Health has been required to keep a registry of children who have elevated lead levels in their blood. The information in Tables 3.8 and 3.9 show the number of children reported in the City of Lubbock with any blood level of lead for the years 2000-2002. Where city health departments have funds to participate, contact is made with the parents of the children at lower levels to provide education about lead poisoning and follow-up testing. The City of Lubbock Health Department does not participate with the State in this program. Levels between 10 and 20 mcg/dL should receive education and follow-up testing. The Regional Texas Department of Health staff will do environmental follow-up for those children with 20 mcg/dL venous results only.

Table 3.8
City of Lubbock – Reported Lead Level by Year
 Texas Department of Health – Texas Childhood Lead Poisoning Prevention Program

Texas Child Lead Registry – Lubbock Reported Lead Levels 2002

Hispanic						
Lead Level (µg/dL)	<1 years	1 to 2 years	2 to 4 years	4 to 6 years	6 to 14 years	Total
<10	164	255	284	2889	269	1,261
10 to <20	1	6	5	4	2	18
20 to <45	0	1	1	0	0	2
Total	165	262	180	293	271	1,281
Non-Hispanic						
Lead Level (µg/dL)	<1 years	1 to 2 years	2 to 4 years	4 to 6 years	6 to 14 years	Total
<10	119	194	197	162	173	845
10 to < 20	5	4	8	4	1	22
20 to < 45	0	3	2	0	0	5
Total	124	201	207	166	174	872

Table 3.8 (Continued)
City of Lubbock – Reported Lead Level by Year
Texas Department of Health – Texas Childhood Lead Poisoning Prevention Program

Texas Child Lead Registry – Lubbock Reported Lead Levels 2001

Hispanic						
Lead Level (µg/dL)	<1 years	1 to 2 years	2 to 4 years	4 to 6 years	6 to 14 years	Total
<10	109	230	247	245	222	1,053
10 to <20	2	7	2	2	1	14
20 to <45	0	0	0	0	0	0
Total	111	237	249	247	223	1,067
Non-Hispanic						
Lead Level (µg/dL)	<1 years	1 to 2 years	2 to 4 years	4 to 6 years	6 to 14 years	Total
<10	75	139	134	165	197	710
10 to <20	0	3	2	2	0	7
20 to <45	0	0	0	0	0	0
Total	75	142	136	167	197	717

Texas Child Lead Registry – Lubbock Reported Lead Levels 2000

Hispanic						
Lead Level (µg/dL)	<1 years	1 to 2 years	2 to 4 years	4 to 6 years	6 to 14 years	Total
<10	227	229	242	265	274	1,237
10 to <20	0	5	5	4	0	14
20 to <45	1	0	0	0	0	1
Total	228	234	247	269	274	1,252
Non-Hispanic						
Lead Level (µg/dL)	<1 years	1 to 2 years	2 to 4 years	4 to 6 years	6 to 14 years	Total
<10	121	151	158	152	261	843
10 to <20	0	3	2	5	4	14
20 to <45	0	0	0	1	1	2
Total	121	154	160	158	266	859

Table 3.9
3-Year Summary of Reported Lead Levels – Lubbock, Texas

Lead Level	2000	2001	2002	3-Year Total
<10	2,080	1,763	2,106	5,949
10 to <20	28	21	40	89
20 to <45	3	0	7	10
Total Reported	2,111	1,784	2,153	6,048

The incidence of reported lead levels continued a decreasing trend until 2002, when there was a slight increase in reports of lead levels. Overall, the Hispanic population has a higher incidence of occurrence than non-Hispanics.

LEAD-BASED PAINT HAZARDS

Housing built prior to 1979 has the potential for lead-based paint. Table 3.10 shows the number of homes citywide that were built prior to 1979. Of the 92,806 housing units in Lubbock in 2000, 63,623 were constructed prior to 1979. This equates to 69% of the housing stock that could have a problem with lead-based paint. Through increased development of new housing projects and demolitions of older homes for redevelopment projects, this percentage is decreasing, but still remains a significant portion of the overall housing stock.

Table 3.10
Pre-1979 Housing

Age	Housing Units
1939 or earlier	2,823
1940-1949	5,228
1950-1959	14,540
1960-1969	19,732
1970-1979	21,300
Total Pre-1979	63,623
Total Housing Units	92,806

Source: 2000 US Census

Table 3.11 shows the percent of households living in houses built before 1970 broken down by the three low income categories, extremely low, low, and moderate income.

Table 3.11
Housing Units by Age and Household Income 2000

Household Type	OWN	RENT
Extremely low	NA	57.3%
Low	71.5%	56.6%
Moderate	42.0%	34.8%

Source: HUD Data Table, 2000.

PUBLIC AND ASSISTED HOUSING NEEDS

The Lubbock Housing Authority maintains 461 public housing units and as of February 2004 receives 853 Section 8 vouchers. They have waiting lists for both programs as noted in Tables 3.13 and 3.14. However, the Authority does not currently expect to receive any additional Section 8 vouchers.

Table 3.12
Rental Housing Needs of Families in the Jurisdiction by Family Type
 Scale: 1=No Impact to 5=Severe Impact

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income < 30% of adjusted monthly income	7,816	4	5	4	4	3	3
Income >31%to <=50% of adj. monthly income	4,972	4	5	4	4	3	3
Income >50% to <= 80% of the adj. monthly income	6,405	4	5	4	4	3	3
Elderly	2,006	4	5	4	4	3	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
African American	1,451	4	5	4	4	3	3
Hispanic	3,163	4	5	4	4	3	3
Other	5,067	4	5	4	4	3	3

Source: PHA Plan for the Housing Authority of the City of Lubbock FY 2000-2004

Table 3.13
Housing Needs of Families on Public Housing Waiting Lists-2003

Family Type	Number of Families	% of Total Families
Waiting List Total	738	100%
Income < 30% of adjusted monthly income	*	*
Income >31%to <=50% of adj. monthly income	*	*
Income >50% to <= 80% of the adj. monthly income	*	*
Families with Children	543	73.6%
Elderly Families	32	4.34%
Families with Disabilities	161	21.82%
Caucasian/ Hispanic	501	67.89%
African American	233	31.57%
American Indian Alaskan Native	1	0.14%
Asian Pacific Islander	3	0.41%

Source: Annual Plan for the Housing Authority of the City of Lubbock FY 2003

*Data not currently maintained in system

Table 3.14
Housing Needs of Families on Section 8 Waiting Lists-Fall 1999

Family Type	Number of Families	% of Total Families
Waiting List Total	86	
Income < 30% of adjusted monthly income	*	*
Income >31%to <=50% of adj. monthly income	*	*
Income >50% to <= 80% of the adj. monthly income	*	*
Families with Children	65	75.58%
Elderly Families	3	3.49%
Families with Disabilities	21	24.42%
Caucasian/ Hispanic	42	48.84%
African American	43	50%
American Indian Alaskan Native	0	0
Asian Pacific Islander	1	1.16%

Source: Annual Plan for the Housing Authority of the City of Lubbock FY 2003

*Data not currently maintained in system

SUMMARY OF EXTREMELY-LOW, LOW, & MODERATE INCOME NEEDS

As more and more people fall under the poverty level, threats of homelessness rise. The recent economic situation has led to lethargic household incomes while market rents have continued to rise. These facts affect the extremely-low to moderate-income populations most heavily.

- Increased attention to the problems of minorities is important as low-income households are unevenly distributed in each racial category. The African-American population has the highest number of extremely-low income households at 27%, followed by other races at 19.1% and Hispanics at 16.9% (see Table 3.2). This fact severely restricts the housing choices of these groups.
- A focus on the problems of female-headed households is necessary as these households comprise a substantial portion of the below poverty level population and their numbers continue to increase.
- More concentration on the problems of the elderly is needed as this population continues to rise. This population, dependent upon fixed incomes and faced with high medical expenses, is often incapable of maintaining their housing units.
- Attention to the housing problems of the disabled is important as their incomes most often fall in the extremely-low and low-income categories.
- An increased supply of housing that is affordable and meets the size demands for households in all income categories is needed.
- Although incomes continue to rise and fewer numbers are in the extremely-low and low-income categories, attention should continue in providing low income housing assistance to these groups.

HOMELESS NEEDS ASSESSMENT

Homeless Needs

Homelessness knows no boundaries and affects all types of people, female or male, no matter the age, race or ethnicity. The homeless are not just the stereotypical hobo or bum, but often the working poor, single parents, victims of domestic violence, and uneducated persons. There are many different factors that contribute to homelessness, such as loss of work, shortage of jobs, lack of affordable housing, and health related reasons such as mental illness and substance abuse. Family break-ups, people with physical disabilities, and children with absent parents are also seen in the streets.

Definitions of Homelessness

Homelessness can be defined as follows:

Homelessness- an individual or family who does not have a fixed regular and adequate nighttime residence, or has a primary nighttime residence that is: 1) publicly or privately operated and designed to provide temporary shelter (including transitional housing for the mentally ill, victims of domestic violence, runaway youth, etc.), or 2) a public or private place not designed for, or ordinarily used for regular sleeping accommodation for human beings (i.e. parks, vehicles, sidewalks, underneath bridges).

Homelessness can also be broken down further into three more specific groups:

Literally Homeless - those who truly have no place to live and may be staying in shelters, public places, cars, cardboard boxes, under bridges, and abandoned buildings.

Marginally Homeless - those who live doubled-up in a residence with family or friends that they do not own or rent and report a high level of precariousness regarding their living arrangement (i.e. that it is temporary/less than one year, that they have no prospects for a similar or better arrangement).

At-risk - those who live in a residence they own or rent but their income is below the poverty level and many rely on rental assistance to preserve their housing status.

Lubbock's Homeless Population

Historically, it has been difficult to obtain an accurate count of Lubbock's homeless population. The consensus among local service providers is that the U.S. Census count numbers are routinely surprisingly low, failing to reflect the true extent of homelessness (both literal and marginal) in the community. The 2000 Census estimated a homeless population of less than 100 within the city. In order to gain a more accurate count of the homeless population in the city, the Homeless Consortium conducted a point in time survey in 2003. The study reported a shelter count of 267 (literally and marginally homeless) and a street count of 55. The results of this study are shown in Table 3.15. The City is currently working on a ten-year plan to end chronic homelessness. A subcommittee has been formed and the plan is expected for completion during the fiscal year 2004-2005.

Table 3.15
Homeless Persons

Emergency Housing	Men Only	Women Only	Unknown	Men Women	Family with Kids	Divorced w/kids	Kids	Total
Carpenter's Church	3							3
Children's Home of Lubbock							16	16
Cleansing Springs Ministry		2			1			3
Interfaith Samaritan House/LIHN					10			10
SP Community Action Assc				2				2
Salvation Army	15	3						18
South Plains Children's Shelter							14	14
Women's Protective Service						84		84
Transitional Housing								
Alcohol Recovery Center	14							14
ASK House		11					12	11
Children's Home of Lubbock						4	2	16
Cleansing Springs Ministry	12							14
IMANI House Inside/Outside	6	3						9
Link Ministries	7							7
Lonnie Gary House				15				15
Lubbock Faith Center				31				31
Shelter Sub Total	57	19	0	48	11	88	44	267
Streets	35	7	4		0		9	55
Total Homeless Individuals	92	26	4	48	11	88	53	322

Source: SPHC PIT Homeless Survey, Lubbock, Texas, January 27, 2003

Homelessness is growing within the community as demonstrated by the increased demand for local shelters and services. The group most in need is the marginally homeless whose numbers are continually rising for many reasons. Reasons for marginal homelessness often include: job-related issues, income-related issues, family-related issues, rent/housing-related issues, health-related issues, personal issues, crowded or substandard housing, customary (non-problematic reasons), and other reasons. As defined above, the sheltered or marginal homeless live in a residence they do not own or rent, usually living with a relative or friend. They report a high level of precariousness about their living arrangement because they believe it to be temporary and they know it will likely last no more than one year. In addition, they have no prospects for a similar or better arrangement.

In accordance with the new requirement of the McKinney-Vento Act (42 USC 11362), the City will develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

Homeless Facilities and Services

In response to this growing problem, many new programs and services are developing. The Salvation Army opened a new facility in 2003 to provide new and improved emergency housing. Table 3.16 shows

the results of a Spring 2004 survey of facilities and programs that provide services to the homeless. Included are agencies that provide outreach, intake, assessment, and also emergency shelters, transitional housing and permanent supportive housing. Also included are unmet needs or gaps from the respondents as follows:

Table 3.16
Inventory of Facilities and Programs- 2004

Organization Or Agency Name	Type Of Program Or Services	Population Served Or Support Service	Gaps And/Or Unmet Needs	# Served Month / Units Available
Alcoholic Recovery Center	Outreach, Intake, Assessment, shelter	Homeless alcoholic drug abuse, recovery meetings, AA meetings, basic skills	Funding gaps	10 served/varies 18 bed capacity
A S K House	Outreach, intake, assessment, shelter	Alcoholic and drug addicted women	Financial assistance	15 served 60 capacity
Catholic Family Services	Outreach, Intake, Assessment	Homeless, migrants, non-residents, single parents; emergency services, food	Lack of shelter	400-500 served
Children's Advocacy Center of Lubbock	Intake, Assessment	Abused children; case review, family support, counseling services	Lack of referrals	75-80 served
Children's Protective Services TDHS	Outreach, intake, assessment	Homeless and abused children, counseling,	Availability of low income housing	1000 served
Community Housing Resource Board	Outreach	Literal and marginal homeless, low income	Housing rehabilitation assistance, emergency shelter, handicapped accessibility	200 served
City of Lubbock Community Development	Intake, Assessment	Low to mod income homeowners, rehab, reconstruction, emergency repair, barrier free		Varying
The Children's Home of Lubbock	Intake, Assessment, shelter	Abused and homeless children; parenting, counseling	Assistance for children with mental and psychological disabilities	130 children served
Community Health Center of Lubbock	Outreach, Intake, Assessment	Homeless, migrant; referrals, clothing, rx, eye glasses & exams, dental	Education, funding, mental health services, dental services, transportation, and substance abuse services	4000-5000 served
Contact Lubbock Inc.	Assessment	All populations, referrals	Transportation, medical assistance, rent assistance, and utility assistance	2000 served
Covenant Community Health Outreach	Outreach	Indigent population, Prescription assistance, diabetes screening	Medical assistance	200 served
Family Counseling Services	Intake, assessment	Victims of violence, homeless, substance abuse, mental health, migrants, counseling, referrals	Housing, transportation, and prescription assistance	400 served
Family Outreach Center of	Outreach, intake, assessment	Children under 12 abuse & neglect, one on one casework	Childcare and transportation	300 served

Lubbock				
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Table 3.16 (Continued)
Inventory of Facilities and Programs- 2004

Organization Or Agency Name	Type Of Program Or Services	Population Served Or Support Service	Gaps And/Or Unmet Needs	# Served Month / Units Available
First United Methodist-Second Helping Kitchen	Outreach	Homeless; provide food, soup kitchen, clothing, vouchers	Housing	1800 meals
Guadalupe Economic Services	Outreach, intake, assessment	Migrant families, low income, homeless, first time homebuyer, CEAP, Weatherization	Rental assistance, prescription and utility assistance	2300 served
Habitat for Humanity	Self help new construction and rehab of homes	Low income, homebuyer education	Credit counseling assistance	25 served
Homeless Consortium	Does not provide direct services	Homeless families only, provides network of communication for programs and services	Enhance communication, improve services	
Inside/Out Community Outreach	Outreach, assessment	Homeless, provides food and clothing, alcohol/drug abuse counseling, halfway house	Limited resources to provide adequate food	700 families served
Life Run Center for Independent Living	Outreach, intake, assessment	Persons with disabilities, core services, peer support, case mgt	Referral assistance	50-100 served
Lubbock County Outreach General Assistance	Outreach	Rental assistance, utility assistance	Prescription assistance	40-50 families served
Lubbock Housing Authority	Outreach, Intake, assessment, shelter	Homeless, violence victims, GED classes, training skills		Varying
Lubbock Interfaith Hospitality	Intake, assessment, shelter	Homeless; provide referral, transportation, meals	Utility assistance	3-5 families served
Lubbock Regional Council Alcohol Drug Abuse	Outreach, intake, assessment	Substance abuse clients; provides assessment, referral, education		
Lubbock Regional MHMR	Intake, assessment Counseling, diagnosis, evaluation, referrals, shelter	Mentally ill, retardation, substance abuse, alcoholics, service coordination,	Transportation, housing, medication assistance	Varying
Lubbock Veterans Center	Outreach, assessment	Violence victims and mental health homeless; provide food and gas, counseling, referral	Shelter availability, medical assistance	10 served
Lutheran Social Services	Outreach, intake, assessment	Low income, homeless, rent and utility assistance, referrals	Housing and transportation needs	350 households served
Neighborhood House	Intake, assessment	Low income, homeless, utilities, food voucher, prescriptions	Donations for meal assistance	100-150 served

Table 3.16 (Continued)
Inventory of Facilities and Programs- 2004

Organization Or Agency Name	Type Of Program Or Services	Population Served Or Support Service	Gaps And/Or Unmet Needs	# Served Month / Units Available
Prevent Blindness Texas	Outreach	Homeless, children, STD, substance abuse, mental health, migrants	Volunteer assistance	Varying
Salvation Army	Outreach, intake, assessment, shelter	All homeless, provide rent, utility, food, rx	Meal and utility assistance	400-500 5000 meals 50 beds
South Plains AIDS Resource Center	Outreach, intake, assessment	HIV and AIDS infected homeless, utility assistance, counseling, transportation assistance	Hot meals, clinics	100 served
South Plains Children's Shelter	Assessment, shelter	Abused children, school tutor, life skills, clothing	Housing for single young moms	125 served per year
South Plains College Lubbock First Step Program	Intake	Single pregnant women, assist with child care, books, counseling, transportation		30 served per semester
South Plains Food Bank	Direct service from referrals	All population in need of food and hygiene products, nutrition training, market garden	Referral and transportation assistance, better access to facility	150,000 meals 7,000 families
Saint John's United Methodist Church	Outreach(in partnership with other programs listed here)	Homeless families, counseling, transportation, job location, legal services, food vouchers,		Varying
TX Department of Human Services	Intake, assessment	All populations, transitional medical services, food stamps, Medicaid, referral to TWC		Varying
Texas Boys Ranch	Intake, assessment, shelter	Children (boys) taken out of the home by the State	Limited resources	20 served
Texas Migrant Council	Intake, assessment	Migrant homeless families and children, parent training and child development	Lack of emergency shelter availability for families	Varying
Trinity Christian Church	Intake, assessment	All families, child abuse prevention, parenting, counseling, clothing	Transportation, referrals	120-150 served
Vandelia Church	Outreach	Marginally homeless, utility and rent assistance	Bus passes, lower income housing, utility and rent assistance	160 served
Walker Houses Inc.	Assessment, shelter	Substance abuse, alcohol and drug services, counseling	Remodeling assistance, home furnishing needs, food	30 served
West Texas Legal Services	Outreach, assessment	Legal services to lower income individuals		Varying
West Texas Counseling Services	Intake, assessment	Victims of violence, children, marginally homeless, therapy services and referrals	Grant assistance	100 served
Women's Protective Services	Outreach, intake, shelter	Battered and abuse women and men, domestic violence, supportive services, community referrals		467 served

Note: Inventory as of May 2004.

SUB-POPULATIONS

While special sub-populations of homeless have been referred to in this section, a more focused look at these groups is necessary.

Severely Mentally Ill

Mental illness is defined here as a temporary or persistent inability to cope effectively with life's challenges and changes. Some behavior and emotional changes associated with mental illness according to Lubbock Regional MHMR include: poor concentration, depression, extreme mood changes, anxiety, withdrawal from society, delusions, hallucinations, and behavior which may be harmful to self or others. Mental illness often causes individuals to experience difficulties interacting socially, obtaining/keeping employment, and obtaining housing. Homeless shelter officials indicate that a sizable number in the homeless population have mental and emotional problems. However, no detailed number is known.

Lubbock's Regional MHMR professionals serve approximately 4,500 individuals with mental retardation, mental illness, and/or chemical dependency each year. Of the individuals served, approximately 56% are male, 44% are female, 51% are Anglo, 30% are Hispanic, 17% are African American, 0.3% are Asian, and 0.1% are Native Americans. Fees for services are based on level of income. However, the center does not deny services to any individual because of the inability to pay. Approximately 38% of the individuals served receive Medicaid benefits.

Extreme poverty combined with the difficulty in obtaining/maintaining work makes decent, safe, and affordable housing an important need for this population.

Persons with Alcohol/Drug Addiction

During 2002, 1,149 adults and 93 youths in the Lubbock area were served in residential treatment facilities at Lubbock Regional MHMR for substance abuse. Of those adults served an estimated 6 percent were homeless at the time of admission.

National homeless studies indicate that 35-40% of the homeless have at least one indicator of alcohol/drug abuse. While no comprehensive data on the number of local homeless suffering from alcohol/drug abuse is available it is presumed to mirror the national trend. The National Coalition for the Homeless (NCH) reports that substance abuse increases the risk of the marginally homeless and substance abuse can impair the literally homeless from finding permanent housing. The NCH also reports that homelessness creates other barriers for substance abusers looking for treatment, including very limited healthcare availability, transportation, waiting lists, and an overall lack of support services. Because of these barriers, it is expected that our community will continue to see a significant number of persons needing substance abuse treatment with limited treatment resources. This situation indicates a continuing presence of homeless with alcohol/drug abuse problems in the Lubbock community.

Victims of Domestic Violence

Women's Protective Services, Inc. (WPS) is the main service provider for those suffering from domestic violence in the Lubbock area. From October 2002 to September 2003, WPS served 3,105 persons in its 12-county service area. A breakdown of the clients served by WPS in the same period shows that this service included: residential shelter services to 775 adult victims of family violence and their 1,168 dependent children; non-residential services to 1,118 adult victims and their 44 dependent children; and, additional crisis intervention and/or referral services through its 24-hour, toll-free hotline. Breakdown of ethnicity of residential clients served included 21% African American, 33% Anglo, 35% Hispanic, and 11% other. The average adult client is unemployed, has limited work skills and experience, has left home without personal belongings, has made several attempts to leave the violent situation, and has exhausted family resources.

Youth

This category refers to unaccompanied youth and includes runaways, parentless children, abused children, and children in related situations. The City of Lubbock does not have comprehensive data on youth in the homeless population. The Salvation Army reported 257 homeless children in 2003, with a majority under the age of 10. The alarming proportion of children in all types of homeless make it necessary not to preclude youth in the housing needs assessment.

Persons with HIV/AIDS

Persons infected with Auto-Immune Deficiency Syndrome (AIDS) are increasing in numbers nationally and are expected to continue increasing in the years to come. In 2002, the Health Department of the City of Lubbock reported the following newly diagnosed cases: 17 HIV positive individuals and 10 individuals with AIDS. In Lubbock County, the HIV rate of 6.5 cases per 100,000 population is much lower than the state rate of 14.1 cases per 100,000 population. South Plains AIDS Resource Center (SPARC), a local nonprofit agency, reports that as of January 2003 they have served 136 clients within the target groups of children, men, and women that are identified as HIV positive or advanced to AIDS status. SPARC has approximately 128 indigent clients living within Lubbock. The ethnicity and gender of their clients are broken down in the table below.

Table 3.17
Individuals with HIV/AIDS - Lubbock

Ethnicity		
	HIV/AIDS Individuals	Percent
Anglo, Non-Hispanic	65	47.8%
Anglo, Hispanic	46	33.8%
African American	25	18.4%
Other	0	0
Total	136	100%
Gender		
Gender	HIV/AIDS Individuals	Percent
Female	29	21.3%
Male	107	78.7%
Total Male	136	100%

Source: SPARC, 2003

There are no estimates available concerning the prevalence of AIDS and related diseases among the local homeless population. The total number of SPARC clients in need of housing is 17% (23 of 136). It is assumed that without this housing these individuals would be literally or marginally homeless.

OTHER SPECIAL NEEDS POPULATIONS

The populations discussed in this section are not homeless but are in need of supportive housing. Supportive housing is defined as affordable housing that includes necessary social services for residents.

Elderly and Frail Elderly

The Census, which is the source of information for the statistics presented here, defines the elderly as those 65 years of age and older. The elderly population has continued to increase in Lubbock at a

rate proportional to the overall population growth from approximately 18,058 (approximately 10% of the total population) in 1990 to 26,744 (approximately 11% of the total population) in 2000. The increase in the elderly in the area is due to longevity as well as the availability of medical resources in the area. The elderly population is composed mainly of females (60%), as they tend to outlive their male counterparts. In 2000, the number of elderly living alone increased from 5,572 in 1990 to 7,355, a growth rate of approximately 32%.

The frail elderly are defined as elderly that have one or more limitations to “activities of daily living.” The frail elderly need assistance to perform routine activities such as eating, bathing, and household maintenance. Local data is insufficient to classify the elderly by their physical dependency and it is difficult to obtain data to fully describe living arrangements of the entire elderly population. In 2000, there were 996 elderly persons institutionalized and 435 living in other group quarters.

Table 3.18 offers an inventory of the facilities available to the elderly in Lubbock. The number of facilities continues to increase in Lubbock. Only ten of the facilities listed are subsidized, with the other facilities being private pay only. Even this is not a comprehensive list of facilities, as there are an increasing number of small in-home facilities serving only one or two residents. However, these facilities are mainly private pay. Another increase seen in private pay facilities is the number of retirement and independent living facilities. Most of these homes do not accept subsidies and are not affordable to low-moderate income residents.

The average annual cost for long-term care is over \$41,000 per year. In 2000, TDHS reported 785 elderly were recipients of nursing facility care funds and another 1,311 received services from Community Care for the Aged and Disabled. In most instances, elderly persons who require nursing care prefer to stay in their own homes, often making community-based, in-home service programs more preferable and cost-effective.

Table 3.18
Inventory of Facilities for the Elderly 2004

FACILITY	# of beds/units	# Occupied (As of 1/2004)	TYPE
Abundant Care	13	12	Assisted living
Atria Cottage Village	56	49	Assisted living, Independent living
Bender Terrace	120	116	Personal Care
Carillon	406	366	Assisted living, Independent living
Compassionate Care for the Elderly	2	2	Assisted living
Corene's Elderly Care	3	1	Assisted living
Cornerstone Court	90	65	Independent living, Retirement
Elmbrook Estates	100	82	Assisted living
Garden of Eden	16	10	Assisted living
Garrison Care Center	120	95	Personal Care
Golden Age Nursing Home	42	28	Personal Care
Goldenspur Care Home	3	2	Assisted living
Grace House	48	40	Assisted living
Grand Court	140	138	Retirement
Greenbriar Apartments	57	52	Independent living
Heartland House	18	16	Assisted living, Independent living
Heritage Oaks	159	150	Personal Care
Home Sweet Home Elder Care	10	8	Assisted living
Homestead Retirement	100	98	Retirement
Lutheran Home of West Texas	122	86	Personal Care
Mackenzie House	58	44	Assisted living
Manna Acres	13	11	Assisted living
Mi Casita	82	71	Personal Care
Parkview Place Apartments	72	72	Independent Living
Phoenix House	14	10	Assisted living
Quail Ridge Alzheimer Center	56	54	Assisted living
Sisters Loving Arms	14	14	Assisted living
Southaven	32	21	Assisted living
The Marretta	13	9	Assisted living
The Sherick	30	24	Independent living, Retirement
Ventura Place	160	125	Independent living
Wedgewood South	49	36	Assisted living
TOTAL	2,218	1,907	----

Source: Phone Survey, January 2004

*Facilities in bold accept subsidies, all other facilities are private pay

Severely Mentally III

See discussion under homeless section. The facts presented in the homeless section combined with the identification of a gap in the provision of permanent housing with supportive services for those with mental health problems makes housing needs for this population clear.

Physically/Developmentally Disabled

The total number of physically disabled individuals living in Lubbock is not available because a survey has not been conducted and because facilities available to the disabled are limited. The 2000 Census showed 9,171 persons ages 16-64 had a physical disability, 4,929 of this same age group had mental disabilities and 2,437 had self-care disabilities. The number of go-outside-home

disabilities and mental disabilities were similar across both age groups. However, the elderly population had a greater percentage of physical (35.5%) and self-care (12.0%) disabilities.

Table 3.19
Disabilities by Type 2000

Limitation	Ages 16-64	%	Ages 65 Over	%
Sensory disability	3,363	7.5%	3,927	17.9%
Physical disability	9,171	20.4%	7,792	35.5%
Mental disability	4,929	11.0%	2,606	11.9%
Self-care disability	2,437	5.4%	2,650	12.0%
Go-outside-home disability	8,203	18.3%	4,999	22.7%
Employment disability	16,806	37.4%	---	---
TOTAL	44,909	100%	21,974	100%

Source: 2000 US Census

According to the HUD definition, a mobility limitation is any physical impairment or health condition that lasts six or more months and makes it difficult for an individual to go outside his/her home alone. Persons are identified as having self-care limitations if they have a health condition that lasts six or more months which makes it difficult for them to maintain their own personal care, requiring assistance from someone to perform daily activities such as dressing, bathing, or getting around the home. The Census defines persons with go-outside-home disabilities as those having difficulties going outside the home alone for regular activities such as shopping or doctor appointments. The degree of severity of impairment is not significant here. Lack of data makes it impossible to distinguish temporary from permanent disabilities.

The physically disabled often want to live independently but are unable to successfully do so because of barriers in their housing situation. Independent living often requires modifications such as ramps, expanded doorways, accessible kitchens, and accessible bathrooms. Because their physical disability often limits their income, this population cannot always afford decent and accessible housing.

The developmentally disabled are defined as persons with severe, chronic mental and/or physical impairments, which are likely to continue indefinitely and cause serious problems in language, learning, mobility, and capacity for independent living. This group often needs assisted living/working conditions, life skills training, and transportation.

Local estimates for the number of developmentally disabled persons are not available. However, national estimates show that one to three percent of the population is developmentally disabled (Association for Retarded Citizens). Clearly, individuals in this population often have difficulties in obtaining affordable decent housing and necessary supportive services to help them stay in housing.

Persons with Alcohol/Drug Addiction

See the discussion under the homeless section. This discussion makes this population's need for supportive housing evident.

Persons with HIV+/AIDS

See the discussion under the homeless section. This population includes anyone diagnosed with AIDS or as HIV-positive (AIDS-related complex). Generally, affordable housing that offers the appropriate supportive services is difficult for individuals with HIV and AIDS to obtain because of the high unemployment rate and high medical costs associated with treatment.

Large Families

HUD defines large families as being a family unit comprised of five or more persons. The housing needs of large families are numerous. Large families that fall in the low and extremely-low income categories have difficulty finding affordable housing. In 2000, 10.2% of low-income renters as compared to approximately 12.3% of homeowners had problems with overcrowding. Homeowners in the moderate-income category experience a higher incidence of overcrowding than in either the low- or extremely low income categories.

Additionally, the lack of affordable rental units with three or more bedrooms makes overcrowding a problem for this group. An overcrowded household is defined as a household with more than one person per room. Incidence of overcrowding occurs among both renters and owners. It is important to note that low-income and moderate-income large family renters have more of a difficulty with overcrowding.

CHAPTER 4

PUBLIC AND ASSISTED HOUSING

LUBBOCK HOUSING AUTHORITY

The Lubbock Housing Authority (LHA) operates the local housing authority and is a separate entity from the City of Lubbock. The only oversight the City of Lubbock has with regard to LHA is the seating of a five-member Board of Commissioners by the Mayor of Lubbock. See Chapter 2 under Institutional Structure for more information.

Mission

The Housing Authority's mission is to serve the needs of low-income, very low-income, and extremely-low income families in the PHA's jurisdiction and to (1) increase the availability of decent, safe, and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability.

MANAGEMENT AND OPERATION

Local housing authorities are required to prepare a public housing authority plan that outlines the goals and objectives for the next five years. The Lubbock Housing Authority's current plan is effective October 1, 2000 thru September 30, 2004. Any significant changes in the plan will be incorporated into the City of Lubbock's housing strategies as needed. LHA is responsible for reporting their annual accomplishments to their monitor in the regional office of HUD. The following are strategies, goals and objectives listed in their five-year plan:

HUD Strategic Goal: Increase the availability of decent, safe and affordable housing.

PHA Goal: Expand the supply of assisted housing.
Objectives: Apply for additional rental vouchers

PHA Goal: Improve the quality of assisted housing.
Objectives: Improve public housing management.
Improve voucher management.
Increase customer satisfaction.

PHA Goal: Increase assisted housing choices.
Objectives: Provide voucher mobility counseling.
Conduct outreach efforts to potential voucher landlords, as needed.
Increase voucher payment standards.

HUD Strategic Goal: Improve community quality of life and economic viability.

PHA Goal: Provide an improved living environment.
Objectives: Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments.
Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
Implement public housing security improvements.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.
Objectives: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status and disability.

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status and disability.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Other PHA Goals and Objectives

PHA Strategic Goal: Planning and Administration

PHA Goal: Knowledge of new laws and changes in housing issues.
Objectives: Make staff and board members knowledgeable as needed regarding the new housing requirements of the Quality Housing and Work Responsibility Act of 1998; and any other laws and changes as they occur regarding housing, community, and economic development.

PHA Goal: Partnerships
Objectives: To develop and expand partnerships and funding sources. The PHA may identify resources to obtain materials and data relative to housing, community, and economic development.

PHA Strategic Goal: Housing Management Services

PHA Goal: Continue operation and administration of housing units.
Objectives: To provide for the continued administration of housing units developed under the 1937 Housing Act according to policies and procedures. The PHA will provide staffing, equipment, insurance, training, facilities and related costs associated with the administration and operation of housing previously development under the 1937 Housing Act.

PHA Strategic Goal: Modernization

PHA Goal: Continuation of modernization activities.
Objectives: To continue the modernization activities as previously awarded according to existing agreements, budgets and timelines and provide additional assistance using HUD funds. The PHA will proceed with the modernization existing units as planned in the modernization program schedule and budget and provide additional units with assistance under the funding allocation provided for the agency. The PHA will continue to identify future needs for the development of future plans.

PHA Strategic Goal: Community Service and Self-Sufficiency

- PHA Goal:** Promotion of resident services.
Objectives: To maintain activities and services that promote homeownership, self-sufficiency, resident organizations and community development.
Examples:
- Provide resident training relative to homeownership and rental units.
 - Provide counseling regarding household budgeting, delinquency, tenant rights, conflict resolution, housekeeping and regulatory and policy requirements training.
 - Conducting needs assessments.
 - Social service referrals.
 - Promote resident and resident organization activities in the areas of resource development, resident organizations, health, and crime prevention.

- PHA Goal:** Safety, security and crime prevention.
Objectives: The PHA shall provide for the provision of PHA security services, the provision of crime prevention and safety services/activities of PHA properties in accordance with identified needs, budgets and in consultation with local law enforcement.
The PHA shall provide for officers patrolling of housing areas, security services, crime prevention, and safety activities according to job descriptions, policies and procedures.
The PHA shall provide drug elimination programs and assistance to participants through the HUD Drug Elimination grant program.
The PHA will continue resident training in drug elimination programs and expand youth activities.

PHA Strategic Goal: Public Housing Assessment System (PHAS)

- PHA Goal:** Indicator #1 (30 points) Physical Condition
Objectives: To improve the following areas by at least 10% per year until above goal is reached.
- Site (approx. 4.5 pts.) plus 1 pt. for physical condition and neighborhood environment.
 - Building Exterior (approx. 4.5 pts.) plus 1 pt. for physical condition and neighborhood environment.
 - Dwelling Units (approx. 10.5 pts.)
 - Common Areas (approx. 4.5 pts.) plus 1 pt for physical condition and neighborhood environment. (In addition, health and safety deficiencies will result in reductions to the total physical inspection score which takes into account the five areas above with their approximate relative weight/points.)

- PHA Goal:** Indicator #4 (10 points) Resident Service and Satisfaction
Objectives: To improve the following areas by at least 10% per year until above goal is reached.
- Survey results (approx. 5 pts.)

CAPITAL FUND PROGRAM

The Housing Authority receives funds under the Capital Fund Program for all of its public housing projects. In FY 2003, they received \$977,765 from this program. These funds provided for over 650 repairs. The projects receiving funds from these programs are listed below.

Table 4.1
Capital Fund Program Projects

Project Name	Type of Housing	CGP Year
Behner Place I	Duplexes/Single-Family	TX21 P018 708 001
Green Fair Manor	Multi-Family	TX21 P018 708 002
Cherry Point Homes	Single-Family Homes	TX21 P018 708 004
96 West – 36 South	Duplexes	TX21 P018 708 005
Cherry Point Homes	Single-Family Homes	TX21 P018 708 006
Mary Meyers Senior Complex	Quadraplexes	TX21 P018 708 007
Behner Place II	Duplexes/Multi-Family	TX21 P018 708 010

CHAPTER 5

NON-HOUSING COMMUNITY DEVELOPMENT

NON-HOUSING INVENTORY

There are non-housing elements that provide a diverse quality of life. These non-housing elements include an open/green space concept, recreational facilities, human services, education, technical training, and economic development.

Open Space and Recreational Facilities

Many cities stress the open/green space concept, which eliminates the clutter of restricted large cities that face boundary limitations. The City of Lubbock has emphasized this concept by creating public parks in numerous neighborhoods. Currently, the City of Lubbock Parks and Recreation Department maintains over seventy parks containing playground equipment, playa lakes, walking tracks, picnic tables, shelters, and restrooms. Public parks, neighborhood beautification, and tree planting have all stimulated neighborhood association involvement in monitoring and planting neighborhood gardens. The City has also created programs that provide supervised recreational activities in the parks directed toward children under the age of eighteen.

Job Training and Employment Programs

Lubbock houses several institutions that offer job training and education to help individuals obtain viable tools needed for today's job market. Over 46 percent of area residents over age 25 have completed at least one year of college. Texas Tech University offers more than 152 graduate and post-graduate degree programs. South Plains College is also able to develop custom courses to meet the training needs of the local business community. The following enrollment figures reflect levels for the Fall 2002 semester.

Table 5.1
Fall 2002 Enrollment Figures for Educational Institutions

Institution	Enrollment
Lubbock Independent School District	28,997
Texas Tech University	27,569
TTU Health Sciences Center	1,972
Lubbock Christian University	1,851
South Plains College (All)	9,034
Wayland Baptist University (Lubbock Campus)	705

Source: Survey, October 2003

Job training opportunities exist at South Plains College, Lubbock Christian University, Wayland Baptist University, Texas Tech University, American Commercial College, International Business College, and the Byron Martin Advanced Technology Center. These institutions provide some of the educational resources that enhance job training for Lubbock.

Another program serving the citizens of Lubbock is the Welfare-To-Work program offered through the Texas Workforce Commission. This program is targeted toward low-income individuals that find themselves at a disadvantage because of a lack of education and skills. This program will pay the wages of the employee for a three-month period. The employer must be willing to teach the necessary skills that pertain to that particular job. The hope is that the employer will add the employee to their payroll after the three months have passed.

The Byron Martin Advanced Technology Center offers area students the very best in technology education. Through a partnership between Lubbock Independent School District and South Plains College, students are introduced to electronics, automotive technology, computer information systems, multimedia design, desktop publishing, machinist trades, metalworking, welding, and home building. The Center provides these technical education programs to support the development of a highly skilled technical workforce in the region.

ECONOMIC DEVELOPMENT AND SMALL BUSINESS DEVELOPMENT

The general definition of economic development is to enhance one's way of life. This general terminology causes considerable debate and argument regarding specific meanings of economic development, i.e., economic development versus industrial development. This area of development covers a wide range of activities from creating jobs, turning dollars, creating micro-enterprises, educating entities through technical assistance, rehabilitating privately-owned buildings, improving residential property to be used as a place of business, and training individuals for technical/skilled job opportunities. These elements continue to expand the definition and meaning of economic development. Utilizing Community Development Block Grant (CDBG) funds in the area of economic development is a priority for the City of Lubbock. A primary objective in this area is the creation or retention of jobs. HUD requires that 1 job is either retained or created for every \$35,000 of CDBG funds used for a project.

Two programs have been implemented by the City of Lubbock to assist small business owners in increasing jobs and economic opportunities. These two programs are the Micro-Enterprise Loan Program and the Economic Development Fund Program. Both have been funded through CDBG fund allocation.

The Micro-Enterprise Loan Program is designed to create jobs and small victories in the business world. This program serves companies with five or fewer employees, including the owner. This program does not and cannot take the place of private funding. This program is targeted toward those entrepreneurs that are unable to obtain financial assistance through more traditional means. An applicant must be declined credit by a local lending establishment before the loan application can be reviewed. The applicant must be of low-to-moderate income to enter the application process. The maximum loan under the Micro-Enterprise Loan Program was \$24,000. The recovered dollars will be placed in a revolving fund to facilitate economic development activities. This program remains a high priority but is currently out of funds for the 2004-2005 fiscal year.

The Economic Development Fund Program provides larger loans to business owners. The applicant is not required to be of low-to-moderate income to apply or to have been denied credit by a local lending establishment. These applicants are considered a lower risk than their counterparts under the Micro-Enterprise Loan Program. Since the applicant is not required to meet income guidelines, he or she must show the propensity to retain or create one job for every \$35,000 borrowed. The recovered dollars will be placed in a revolving fund to facilitate economic development activities.

The Business Development section of the City of Lubbock was created to provide support services for the community's economic development efforts. This department serves as a liaison between municipal government and the business community. The staff has proven to be valuable to businesses needing assistance with permitting requirements and has been a source for ongoing technical assistance in the community. Another primary task is to respond to inquiries from businesses, other government agencies, and economic development organizations. One individual is housed at Market Lubbock, Inc. and reports to the Community Development director, providing continuity in citywide economic development efforts.

Market Lubbock, Inc. is a non-profit organization created by the City Council to take a leadership role in economic development for the city of Lubbock. The corporation receives its funding through the annual economic development portion of the property tax. Their responsibilities include promoting, assisting, and enhancing economic development within and around the city. In addition to Market Lubbock's efforts, a 4A corporation is in the process of being formed to collect and use a one eighth cent sales tax for economic development activities. This corporation is scheduled to begin work in October 2004.

Other economic development activities in the areas of technical assistance include the Texas Tech University Small Business Development Center (SBDC). This organization focuses on the preparation of business plans for both start-up companies and those wishing to expand their operations. The counselors also offer ongoing technical assistance in the areas of financial analysis, market research, customer service, and on-going management issues. The SBDC offers a Procurement Center that aids businesses in bidding and obtaining government contracts. Other services offered through the center include technical assistance regarding technology issues, international trade, and manufacturing.

In 2003 the City of Lubbock began a North and East Lubbock initiative to promote the area for housing and economic growth. The City pledged \$250,000/year for four years to assist in the project. A non-profit organization was formed and a director selected. A master plan is in the process of being developed to guide the development of the target areas. This initiative has the support of the African American, Hispanic, and Lubbock Chambers, as well as Market Lubbock. The non-profit organization is beginning some development plans and is currently seeking funding sources for those projects.

The economy of Lubbock continues to grow steadily due to new opportunities in service and construction related industries. New development and tenants at the Reese Technology Center have played a large role in area economic development. After the closing of Reese Air Force Base, the Reese Center was formed using the facilities that were abandoned as a result of the closure. Through a joint effort with Texas Tech University, the Reese Center has become a focal point for research as well as a home for organizations offering continuing education. Eight of Texas Tech's departments/colleges are currently engaged in some aspect of research at Reese and South Plains College operates one of their campuses at Reese. Evening classes are offered for approximately 2,000 students through the South Plains Reese Center campus. In addition to providing educational opportunities, the Reese Technology Center continues to add tenants, bringing new jobs and opportunities to the Lubbock economy.

HEALTH AND HUMAN SERVICES

The entire identified inventory and needs apply to all low-mod persons through the city, particularly the homeless. In assessing resources and setting goals, homeless persons are taken into account.

Health Care

Lubbock is the medical center for the entire West Texas and Eastern New Mexico region, offering the most comprehensive health care services between Dallas and Phoenix. The health care sector is a vital component of the Lubbock economy. It employs approximately 15,000 people, whose payroll (\$498 million) and related contributions provide more than a \$755 million impact to the Lubbock area.

Table 5.2
Inventory of Health Care Services - 2002

Clinics	102
Hospitals	4
Hospital Beds	1,817
Doctors and Dentists	798
RNs and LVNs	4,524
Retirement Homes	36

Source: Market Lubbock, Inc.

The Texas Tech University Health Sciences Center (TTUHSC) houses schools of Medicine, Allied Health, and Nursing. Regional campuses are maintained in El Paso, Amarillo, and Odessa. The TTUHSC holds

a national reputation for excellence in teaching and research.

Lubbock provides resources and facilities that assist persons/households needing emergency services, HIV/AIDS information, and drug abuse/alcohol addiction counseling. Many of these services are concentrated in the city, but most facilities do service the surrounding county. The operation of these medical facilities is dependent on some public funding and private donations. As medical facilities increase costs for services, certain low-to-moderate income individuals will not be able to afford the price of services. There is a gap in available dollars to assist low-income persons with prescriptions. Adults without insurance and without Medicaid also call attention to a gap in the availability of dental care. The City coordinates agencies through dissemination of information by means of the Lubbock Human Services Directory, or "Red Book", which is a resource tool that lists all available assistance throughout the community.

TRANSPORTATION

Lubbock offers more than adequate transportation infrastructure. Interstate-27 connects the city with two major east-west interstate systems, Interstate-20 and Interstate-40. Two of the nation's largest railway systems, Santa-Fe and Burlington Northern Railroads, link the city to the metropolitan areas of the central and western United States. Lubbock International Airport provides connections throughout the world.

Public Transit: Citibus offers three types of services in the city of Lubbock. The fixed route service covers much of the city with thirteen routes. The demand response service provides specialized equipment for persons with disabilities, including wheelchair lift equipped vans. Finally, Citibus offers a shuttle service operating buses on the Texas Tech campus.

Bus Service: Lubbock is the home office for TNM&O Coaches, Inc. The bus line operates a fleet of 76 buses over routes in 5 states. These states include Texas, New Mexico, Oklahoma, Colorado, and Kansas. TNM&O also offers connecting routes with both Kerrville/Coach U.S.A. and Greyhound. In addition, a charter service is available for any destination in the continental United States.

Rail: One of the nation's largest railway systems, the Burlington Northern Santa Fe Railroad, links the city to metropolitan areas of the central and western United States.

Air Travel: Lubbock International Airport (LIA) has sixty inbound and outbound flights per day with 513,096 enplaned passengers in 1998. FedEx, Airborne Express, UPS, and several smaller airfreight companies offer services at LIA. The airport has 22,000 square feet of terminal space with nine gates, a restaurant, a lounge, a gift shop, and several auto rental desks. LIA is easily accessible throughout the city. Drive time is ten minutes from the downtown district, including the Texas Tech campus. The airport is within twenty minutes from virtually any point in Lubbock.

CHAPTER 6
STRATEGIC PLAN

MISSION STATEMENT

The mission statement of the City of Lubbock Community Development Department provides a basis for the Consolidated plan.

Our Mission

“To create positive change for the citizens of Lubbock by promoting self-sufficiency through partnerships in economic development, quality housing, and neighborhood reinvestment.”

PRIORITY NEED ASSESSMENTS

In preparation of the five-year Consolidated Plan, staff attended several neighborhood association meetings in the Fall of 2003. At the meetings, citizens identified neighborhood needs and priorities. The results were narrowed to ten areas. (See appendix for more detail.) The priorities from these resources are listed in the table below. In October of 2003, the Community Development and Services Board Consolidated Plan Subcommittee met to determine significant needs within the communities. Needs were prioritized and specific needs identified. In addition to the priority needs, the subcommittee recognized economic development and property maintenance as important areas to emphasize within the next five years.

Table 6.1
Priorities Presented to CDSB – November 2003

Seven CDBG Neighborhood Meetings – Fall 2003
Codes Enforcement (7)*
Housing (6)
Economic Development (4)
Neighborhood Youth Programs (4)
Infrastructure (4)
Park Improvements (3)
Crime/Safety (3)
Landscaping/Beautification (2)

*The numbers identify the number of neighborhoods that listed this issue as a priority.

PRIORITY NEEDS DEFINITIONS

All of the information that was gathered from the neighborhood associations and the Consolidated Plan Subcommittee was presented to the Community Development and Services Board. In order to focus federal funds where they are most needed, a determination of importance was made with regard to funding. The following are the definitions used by the Board to determine the priorities in the HUD priority needs tables:

High Needs are documented and are considered essential. Appropriate federal grant funds will be provided to approved projects when funds are available.

- Medium** Needs are documented and are considered important. Appropriate federal grant funds may be provided to approved projects should funds become available. Projects funded from other sources will be supported.
- Low** Needs are documented. Appropriate federal grant funds are not expected to be available. Projects funded from other sources will be supported.

The Board voted on a recommendation to be presented to the City Council for priorities for the years 2004-2009. City Council approved these priorities as listed in this document (see Consolidated Plan timeline in Chapter One for approval dates).

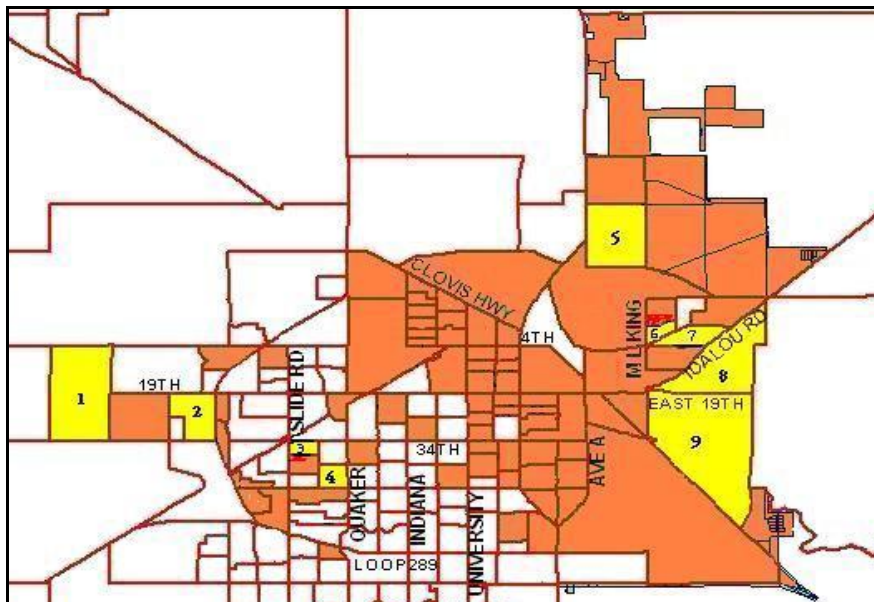
Funding Levels and Units Served

Dollar amounts used for the high priority needs were estimated by taking the City's most recent formula allocation for the Community Development Block Grant, the Emergency Shelter Grant, and the HOME Investment Partnership Program, and projecting these funds out over the next five years. We did not anticipate any increases in the formula allocation. Types of programs and the cost per unit served were taken into account for computing both dollar amounts.

Targeting

In addition to these priorities, certain areas within CDBG eligible areas were selected as targeted areas for the years 2004-2009. These areas are shown on Map 6.1. Target areas are numbered 1 through 9. By staying with a targeting concept, federal resources will have a greater potential to make a visible impact in the selected areas. This could translate into an increase in economic development and revitalization activities in those neighborhoods.

Map 6.1
Targeting 2004-2009



AFFORDABLE HOUSING

Basis for Assigning Priority

As evidenced from the information gathered through the Consolidated Plan process, affordable housing is a high priority by all the groups assessed in that it helps create a suitable living environment for the citizens of Lubbock. Housing experts believe that neighborhoods with high levels of homeownership tend to be more stable when compared with neighborhoods that have a significant amount of rental housing. By increasing homeownership opportunities for the purchase of a home or through rehabilitation programs for homeowners, neighborhoods in decline, due to the age of housing and the income level of its residents, begin to see an upward turn in the appearance of their neighborhood. It has a ripple effect in the area as other residents begin to take pride in their property and participate in available programs. The last step of this process occurs when private businesses come into the area to take over where federal funds have left off. This evidence supports the concept of targeting funds and of homeowner projects. Therefore, the City of Lubbock has chosen to place a high priority on owner-occupied affordable housing in all income categories.

There is inadequate federal funding available to adequately serve both renter and owner housing issues. Citizens, the Community Development Services Board, and the City Council place a higher priority on owner-occupied projects. Rental needs were addressed through an emphasis on property maintenance throughout the city. By encouraging a high standard of rental property maintenance and overall property conditions, the overall quality of the neighborhood and community will increase. The Lubbock Housing Authority also serves the needs of tenants through their Section 8 and public housing programs. With regard to elderly tenants in all income categories, only limited subsidized housing is available. There is a documented need for additional affordable housing for the elderly as that population continues to increase.

American Dream Downpayment Initiative (ADDI)

ADDI funds will be used for a homebuyer assistance program to be administered by the City of Lubbock for first time low-to-moderate income homebuyers. We will conduct targeted outreach to residents and tenants of public housing and those assisted by public housing agencies through the Section 8 homeownership program. We will be partnering with other non-profit organizations in the community, including Habitat for Humanity and other housing providers for low-to-moderate income homebuyers. All persons receiving ADDI funds will be required to attend first time homebuyer's counseling through either the City of Lubbock Housing Department or the Lubbock Housing Finance Corporation. Persons with additional issues will be referred to the appropriate counseling or agency. Brochures, articles and Flyers will be used for outreach for the ADDI program. Targeted outreach to participants in Housing assisted program will include Flyers on the program that can be passed out to the residents, Staff will be available for presentations if persons are interested, Program information will be available in the Community Development office. Match for the program will be in-kind donations, or cash match.

Section 108 Loan Program

In 2003, the City of Lubbock was approved for a Section 108 loan. The loan is worth one million dollars and a bond issue will take place in June 2004. The City of Lubbock is using the funds to help meet its goal of providing affordable housing in the community. Some differences of the Section 108 program with regards to other City of Lubbock programs are that funds can be used citywide and they have a 100 percent payback. The program is in its beginning phases and the City of Lubbock is currently accepting applications.

Obstacles to Meeting Underserved Needs

The City of Lubbock's formula allocation for CDBG has decreased slightly over the past few years. This lack of funds is an obstacle in serving the affordable housing needs of the community.

The Lubbock Housing Authority has a waiting list for both Section 8 certificates and public housing. Additional vouchers are not currently being released. This makes it difficult for the Housing Authority to keep up with the demand. Additional funding for these programs is needed to overcome this obstacle.

Use of Funds

The housing market in Lubbock influenced the affordable housing objectives in the following manner:

- | | |
|---------------------|---|
| Rental Assistance: | Table 2.8 shows the affordability gap for tenants, indicating the need for assistance for low and extremely-low income households. However, as stated above, the City does not plan to put any CDBG or HOME funds into this area. The City recognizes the need and supports the efforts of the Lubbock Housing Authority in this matter. |
| New Units: | Several new low-income housing tax credits have been constructed in the past few years for rental housing. In addition, the affordable housing market has taken off with the recent low-interest rates for mortgages. However, the need for additional down payment and closing cost assistance is still needed as indicated by Objective H-3. |
| Rehab of Old Units: | Table 3.9 indicates that 69% of the housing in 2000 was built prior to 1979. Table 3.10 shows that low and extremely low-income families live in the majority of older homes in Lubbock. The need for rehabilitation of these units is clear and is evidenced in Objectives H-1 and H-2. In order to facilitate the owner occupied rehab or reconstruction, refinancing of mortgage debt will be allowed where appropriate. Also addressed is the need to make homes handicapped accessible for individuals needing this type of housing. |

HUD Table 2A
Five-Year Priority Housing Needs

PRIORITY HOUSING NEEDS		(households)	Priority Need Level	Estimated Units
			High, Medium, Low	
Renter	Small Related	0-30% of MFI	Low	
		31-50% of MFI	Low	
		51-80% of MFI	Low	
	Large Related	0-30% of MFI	Low	
		31-50% of MFI	Low	
		51-80% of MFI	Low	
	Elderly	0-30% of MFI	Low	
		31-50% of MFI	Low	
		51-80% of MFI	Low	
	All Other	0-30% of MFI	Low	
		31-50% of MFI	Low	
		51-80% of MFI	Low	
Owner		0-30% of MFI	High	275
		31-50% of MFI	High	300
		51-80% of MFI	High	75

**Consolidated Plan 2004-2009
Specific Objectives**

Priority Need Category
Housing

Specific Objective
Number H-1 Owners-Rehab

Five-Year Goal: Use CDBG and HOME funds to rehabilitate, construct, or reconstruct owner-occupied single-family housing for 100 families by September 30, 2009.

Annual Goal: 20 households (including 12 minority households).

Specific Objective
Number H-2 Owners-Limited Rehab

Five-Year Goal: Use CDBG funds for limited rehabilitation of owner-occupied housing due to life safety, health, or accessibility requirements for 250 extremely low and 250 low income households by September 30, 2009.

Annual Goal: 50 extremely low and 50 low-income households.

Specific Objective
Number H-3 Owners-Assistance for Home Buyers

Five-Year Goal: Use CDBG funds for down payment/closing cost assistance for 50 moderate income households by September 30, 2009.

Annual Goal: 10 moderate income households per year (including 6 minority households).

Specific Objective
Number H-4 New Home Construction

Five-Year Goal: Use HOME funds to build 20 homes for low-to-moderate income households by September 30, 2009.

Annual Goal: 4 new homes per year.

Refinancing is an eligible activity for all housing activities, if necessary, to achieve the ultimate goal of providing decent, safe and sanitary housing.

HOMELESS AND OTHER SPECIAL NEEDS NON-HOMELESS

Because of the limited amount of funding available, the funding sources and the similar types of projects, the City of Lubbock has combined the Homeless and Other Special Needs Non-Homeless sections of this plan.

Basis for Assigning Priority

The City of Lubbock receives a formula allocation from the Emergency Shelter Grant each year. Funds can be used to serve the homeless and other special needs populations. These funds are regulated with the following caps:

30% Homeless Prevention
30% Essential Services
10% Operation
5% Administration
Rehabilitation of Shelters-No Cap

All of the areas listed above were assigned a high priority in Table 2C. The practice in past allocations has been to fund projects up to the caps with the remaining funds allocated to rehab projects. The City will continue to fund projects in this manner.

Homeless Prevention Strategy The City of Lubbock shall use funds from the Emergency Shelter Grant for homeless prevention projects to aid people who are at-risk of becoming homeless. (Objective HS-3)

The City allocates funds up to the 30 percent cap for homeless prevention through ESG funds received from the federal government. Other funds received by the City include Community Services Block Grant funds with a large portion of these funds going to self-sufficiency programs. These programs are able to provide emergency assistance to clients to enable them to stay in their homes and to continue working or going to school. CSBG funds also provide energy assistance to the elderly, disabled, and homes with small children through the Comprehensive Energy Assistance Program. Also funded with CSBG funds is an information and referral hotline that provides support service information to those in need. Support is given to agencies applying for state ESG funds or from other funding sources when their goals meet the objectives stated in the Consolidated Plan.

Outreach/Assessment Strategy The City of Lubbock shall use funds from the Emergency Shelter Grant for essential service projects to provide assessment and support services for the homeless or special needs non-homeless populations. (Objective HS-2)

Up to 30 percent of Emergency Shelter Grants may be spent on Essential Service, and the City has traditionally allocated funds up to this cap. Support is given to agencies applying for state ESG funds or from other funding sources when their goals meet the objectives stated in the Consolidated Plan.

The Lubbock Homeless Consortium is a group of agencies that serve the homeless and special needs non-homeless that partners to better serve individuals and families in need. They are part of the continuum of care process and share information in order to better reach and assess the homeless. The City will continue to be a member of the Consortium and participate in their educational and continuum of care activities.

Emergency Shelter and Transitional Housing Strategy

The City of Lubbock shall use funds from the Emergency Shelter Grant and Community Development Block Grant (public facilities) to rehabilitate or construct homeless or special needs non-homeless population facilities and ESG funds for operational expenses. (Objective HS-1 and HS-2)

Funds available under ESG or CDBG can be used to address the needs of emergency shelters and transitional facilities. These funds provide local agencies the opportunity to upgrade or expand their current facilities. Support is given to agencies applying for state ESG and HOME funds or from other funding sources when their goals meet the objectives stated in the Consolidated Plan.

Permanent Housing Strategy

The City of Lubbock shall use funds from the Community Development Block Grant and HOME Investment Partnership Program to encourage homeownership opportunities for low-to-moderate income families including former homeless individuals or families transitioning to permanent housing and independent living.

Down payment and closing cost programs (Objective H-3) and housing rehabilitation or construction (including a lease-purchase program, Objective H-1) shall address the need to help the homeless to move into permanent housing when they are ready to take that step. In addition, the City offers homeownership opportunities through its ongoing HOPE Program Income Project. Support is given to agencies applying for state ESG and HOME funds or from other funding sources when their goals meet the objectives stated in the Consolidated Plan.

Obstacles to Meeting Underserved Needs

The limited amount of funding available is an obstacle to serving the needs of the homeless in Lubbock. The Lubbock Homeless Consortium is planning to apply for Continuum of Care funding in order to bring in more money to address homeless issues in our area.

HUD Table 1A
Continuum of Care - Individuals

		Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
Beds / Units	Emergency Shelter	223	78	145	High
	Transitional Housing	44	118	(74)	High
	Permanent Housing	0	0	0	Medium
	Total	267	196	71	--
Estimated Supportive Services Slots	Job Training	75	70	5	High
	Case Management	250	245	5	Medium
	Substance Abuse Treatment	150	148	2	High
	Mental Health Care	42	40	2	Medium
	Housing Placement	113	100	13	Medium
	Life Skills Training	150	135	15	Medium
Estimated Sub-Populations	Chronic Substance Abusers	80	69	11	High
	Seriously Mentally Ill	18	17	1	Medium
	Dually - Diagnosed	11	10	1	Medium
	Veterans	22	25	(3)	Medium
	Persons with HIV/AIDS	6	2	4	Medium
	Victims of Domestic Violence	100	122	(22)	Medium
	Youth	44	44	0	Medium

Continuum of Care - Persons in Families with Children

		Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
Beds / Units	Emergency Shelter	99	140	(41)	High
	Transitional Housing	40	34	6	High
	Permanent Housing	33	30	3	Medium
	Total	172	204	(32)	--
Estimated Supportive Services Slots	Job Training	33	30	3	High
	Case Management	100	105	(5)	Medium
	Child Care	36	30	6	High
	Substance Abuse Treatment	16	15	1	High
	Mental Health Care	11	10	1	Medium
	Housing Placement	38	40	(2)	Medium
	Life Skills Training	72	65	7	Medium
Estimated Sub-Populations	Chronic Substance Abusers	12	11	1	High
	Seriously Mentally Ill	3	2	1	Medium
	Dually - Diagnosed	0	0	0	Medium
	Veterans	0	0	0	Medium
	Persons with HIV/AIDS	0	0	0	Medium
	Victims of Domestic Violence	129	122	7	Medium
	Other	0	0	0	Medium

See Table 3.15 in Chapter 3 for the available information on homeless populations in Lubbock.

HUD Table 1C
Summary of Specific Homeless and Other Special Needs Non-Homeless Objectives

Priority Need Category
Homeless and Sub-Populations

Specific Objective

Number HS-1 Shelter Operations

Five-Year Goal: Use ESG to fund operational costs for shelters in order to serve 1,250 homeless individuals by September 30, 2009.

Annual Goal: 250 homeless individuals.

Specific Objective

Number HS-2 Essential Services

Five-Year Goal: Use ESG funds to provide support services and essential needs for 750 homeless or special need non-homeless individuals by September 30, 2009.

Annual Goal: 150 homeless or special need non-homeless individuals.

Specific Objective

Number HS-3 Homeless Prevention

Five-Year Goal: Use ESG funds to provide rent and/or mortgage assistance to 500 individuals at risk of being homeless by September 30, 2009.

Annual Goal: 100 individuals at-risk of becoming homeless.

Specific Objective

Number HS-4 Facilities Rehab

Five-Year Goal: Use CDBG or ESG funds to upgrade 5 shelters for homeless individuals by September 30, 2009.

Annual Goal: 1 shelter per year.

NON-HOUSING COMMUNITY DEVELOPMENT PLAN

Because federal grant funds have stayed the same or diminished, the City of Lubbock intends to strategically utilize available resources for the highest priority needs.

Basis for Assigning Priorities

The Community Development and Services Board (CDSB) based their priorities for non-housing community development on the information from the neighborhood input and from the Consolidated Plan Sub Committee.

Economic Development Activities

In May 2000, Texas Tech University conducted a survey of local businesses for the Lubbock Chamber of Commerce. This survey found that a majority of businesses felt the City of Lubbock was not helpful to small, existing businesses. By directing CDBG funds towards small businesses the City will be responding to a need identified in this survey.

The targeting concept adopted by City Council for the next five years will encourage and support new businesses in the north and east portion of the city. A micro-enterprise program will continue to assist small businesses with loans from \$500 to \$24,000. The Economic Development Fund program will continue to assist by offering larger business loans and creating opportunities for new jobs. Coupled with the housing projects in these same areas, the City hopes to increase the flow of residents and businesses back into these areas.

Self-sufficiency is an important aspect of economic development. The City of Lubbock uses its CSBG funds in self-sufficiency projects provided by local non-profits. These funds can pay for job training, tuition and books, rent and utility assistance, and unforeseen expenses (car repairs, prescriptions, etc.). Childcare services were designated a high need because of the long waiting lists associated with area childcare programs. CDBG funds will be used to provide additional childcare services, which will enable single-parent and two-parent households to stay in school or hold down a job. Youth services are also a high need and will enable families to access after school and summer youth programs. Both childcare and youth issues are important aspects of any self-sufficiency program. The City also supports the Lubbock Housing Authority in their efforts to make housing authority residents self-sufficient.

Comment [11]:

Suitable Living Environments

Creating a suitable living environment through programs addressing crime awareness, improvements to public facilities, health services, and infrastructure is an important part of the City's targeting plan. The City of Lubbock is committed to making neighborhoods safe, attractive, and inviting to residents and businesses. Through the use of CDBG funds for the non-housing community objectives, the City will be able to foster revitalization and reduce the isolation of low-income families.

The primary purpose of the affordable housing goal is to provide safe, decent, sanitary, and affordable housing to low-to-moderate income households. However, it also intends to strengthen neighborhoods through education and support programs for job training, fostering humane and healthy environments, developing economic strength and full employment for all populations, and providing positive youth services that create responsible adults. All of these interrelated goals are necessary to reinforce other community development objectives to increase responsible homeownership and viable neighborhoods.

HUD Table 2B
Non-Housing Community Development Needs

Need	Need Level	Units
Anti-Crime Programs		
Overall	Med	0
<u>Sub-Categories</u>		
Crime Awareness (05I)	Med	0
Economic Development		
Overall	High	36
<u>Sub-Categories</u>		
Rehab; Publicly or Privately-Owned Commercial (14E)	High	1
CI Land Acquisition/Disposition (17A)	Low	0
CI Infrastructure Development (17B)	Med	0
CI Building Acquisition, Construction, Re (17C)	Low	0
Other Commercial/Industrial Improvements (17D)	Low	0
ED Direct Financial Assistance to For-Profit (18A)	High	15
ED Technical Assistance (18B)	Med	0
Micro-Enterprise Assistance (18C)	High	20
Infrastructure		
Overall	High	85
<u>Sub-Categories</u>		
Flood Drain Improvements (03I)	Low	0
Water/Sewer Improvements (03J)	Med	0
Street Improvements (03K)	High	35
Sidewalks (03L)	High	50
Tree Planting (03N)	Low	0
Removal of Architectural Barriers (10)	Med	0
Privately Owned Utilities (11)	Low	0
Planning & Administration		
Overall	High	0
<u>Sub-Categories</u>		

Monitoring and Oversight	High	0
Need	Need Level	Units
Public Facilities		
Overall	Med	0
<u>Sub-Categories</u>		
Public Facilities and Improvements (General) (03)	Med	0
Handicapped Centers- New Construction	Med	0
Handicapped Centers - Renovation	Med	0
Handicapped Centers - Equipment	Med	0
Neighborhood Facilities - New Construction	Med	0
Neighborhood Facilities-Renovation	Med	0
Handicapped Centers -Equipment	Med	0
Parks - Development	Low	0
Parks- New Construction	Low	0
Parks - Equipment	Med	0
Parking Facilities (03G)	Low	0
Solid Waste Disposal Improvements (03H)	Low	0
Fire Stations/Equipment (03O)	Low	0
Health Facilities -New Construction	Low	0
Health Facilities - Renovation	Low	0
Asbestos Removal (03R)	Low	0
Clean-up of Contaminated Sites (04A)	Low	0
Interim Assistance (06)	Low	0
Non-Residential Historic Preservation (16B)	Low	0
Public Services		
Overall	High	2,390
<u>Sub-Categories</u>		
Public Service (General) (05)	Low	0
Handicapped Services - Accessibility	Med	0
Handicapped Services - Job Training	High	150
Handicapped Services - Recreation	High	150
Handicapped Services - Transportation	Med	0
Legal Services (05C)	Low	0
Transportation Services (05E)	High	1,000

Substance Abuse Services - Rehabilitation	High	120
Substance Abuse Services - Shelter	High	60
Need	Need Level	Units
Substance Abuse Services – Job Training	High	30
Employment Training - Computer Skills	High	125
Employment Training - Job Readiness	High	125
Employment Training - Reading Skills	High	125
Health Services - General	Med	0
Health Services - Child	High	500
Health Services - Elderly	Med	0
Health Services - Educational	Low	0
Health Services - Prevention	Low	0
Health Services - Specific	Low	0
Mental Health Services - Child	Med	0
Mental Health Services - Youth	Med	0
Mental Health Services - Adult	Med	0
Mental Health Services - Elderly	Med	0
Mental Health Services - Facilities	High	5
Screening for Lead-Based Paint/Lead Hazard (05P)	Low	0
Senior Programs		
Overall	Med	0
<u>Sub-Categories</u>		
Senior Centers - New Construction	Low	0
Senior Centers - Renovation	Med	0
Senior Services - Education	Med	0
Senior Services - Recreation	Med	0
Youth Programs		
Overall	High	2,085
<u>Sub-Categories</u>		
Youth Centers - Education	Med	0
Youth Centers - Recreation	Med	0
Child Care Centers - Education Programs	Med	0
Child Care Centers - Subsidized care	High	10
Child Care Centers - Health	Med	0

Abused Children Facilities - New Construction	Low	0
Abused Children Facilities-Renovation	Med	0
Youth Services - Education	High	250
Need	Need Level	Units
Youth Services - Job Training	High	250
Youth Services - Mentoring	High	250
Youth Services - Recreation	Med	0
Child Care Services - After school programs	High	250
Child Care Services - Care subsidies	High	500
Child Care Services - Summer Programs	High	250
Abused & Neglected Children - Short-term care	High	25
Abused & Neglected Children - Mental Health Services	High	150
Abused & Neglected Children - Mentoring	High	150
Other		
Overall	Med	250
<u>Sub-Categories</u>		
Urban Renewal Completion (07)	Low	0
Relocation (08)	Low	0
Code Enforcement (15)	High	250
CDBG Non-profit Organization Capacity Building (19C)	Low	0
CDBG Assistance to Institutes of Higher Ed (19D)	Low	0
Repayments of Section 108 Loan Principal (19F)	High	0
Unprogrammed Funds (22)		0

Comment [12]:

HUD Table 2C-2
Summary of Specific Non-Housing Community Development Objectives

Priority Need Category Non-Housing Community Development	
Specific Objective Number CD-1 ED-Direct Assistance to For-Profit	
<u>Five-Year Goal:</u>	Use CDBG funds to create or retain 35 jobs for low-to-moderate income individuals through economic development activities by September 30, 2009.
<u>Annual Goal:</u>	Create or retain 7 jobs.
Specific Objective Number CD-2 ED- Micro-Enterprise Assistance	
<u>Five-Year Goal:</u>	Use CDBG funds to assist 30 low income families by September 30, 2009.
<u>Annual Goal:</u>	6 low income families per year.
Specific Objective Number CD-3 Infrastructure – Street improvements and sidewalks	
<u>Five-Year Goal:</u>	Use CDBG funds to improve neighborhood infrastructure by paving 35 street blocks and installing or replacing 250 sidewalks by September 30, 2009.
<u>Annual Goal:</u>	7 street blocks and 50 sidewalks.
Specific Objective Number CD-4 Handicapped Services for Job Training and Recreation	
<u>Five-Year Goal:</u>	Use CDBG funds to provide job training and recreation services to 150 disabled individuals by September 30, 2009.
<u>Annual Goal:</u>	30 disabled individuals.
Specific Objective Number CD-5 Substance Abuse Services	
<u>Five-Year Goal:</u>	Use CDBG funds to provide substance abuse outpatient services for 120 low-to-moderate income individuals, in-patient services to 60 low to moderate income individuals, and job training to 30 low to moderate income individuals by September 30, 2009.
<u>Annual Goal:</u>	Outpatient services to 24, in patient services to 12, and job training to 6 low-to-moderate income individuals.

HUD Table 2C-2 (Continued)
Summary of Specific Non-Housing Community Development Objectives

Specific Objective
Number CD-6 Employment Training

Five-Year Goal: Use CDBG funds to provide computer skills to 125 low-to-moderate income individuals, job readiness skills to 125 low-to-moderate income individuals, and reading skills to 125 low-to-moderate income individuals by September 30, 2009.

Annual Goal: Computer skills to 25 low-to-moderate income individuals, job readiness skills to 25 low-to-moderate income individuals, and reading skills to 25 low-to-moderate income individuals.

Specific Objective
Number CD-7 Health Services for Children

Five-Year Goal: Use CDBG funds to provide health services to 600 low- to-moderate income children by September 30, 2009.

Annual Goal: 100 to 150 low-to-moderate income children.

Specific Objective
Number CD-8 Mental Health Facilities for Operations

Five-Year Goal: Use CDBG funds to assist in operational costs for 5 mental health facilities serving low-to-moderate income individuals by September 30, 2009.

Annual Goal: Assist 1 facility.

Specific Objective
Number CD-9 Child Care Centers for Subsidized Care

Five-Year Goal: Use CDBG funds to subsidize care costs at child care centers serving low to moderate income households by September 30, 2009.

Annual Goal: Combined with CD-11

Specific Objective
Number CD-10 Youth Services

Five-Year Goal: Use CBG funds to provide education services to 250, job training skills to 250, and mentoring services to 250 low-to-moderate income youth by September 30, 2009.

Annual Goal: Education services to 50, job training skills to 50, and mentoring services to 50 low-to-moderate income youth.

HUD Table 2C-2 (Continued)
Summary of Specific Non-Housing Community Development Objectives

Specific Objective
Number CD-11 Child Care Services

Five-Year Goal: Use CDBG funds to provide child care services to 250 low-to-moderate income households for after school care, care subsidies for 500 low-to-moderate income households, and summer programs for 250 low-to-moderate income households by September 30, 2009.

Annual Goal: After school care to 50, care subsidies to 100, and summer programs for 50 low-to-moderate income households.

Specific Objective
Number CD-12 Abused & Neglected Children

Five-Year Goal: Use CDBG funds to assist abused and neglected children by providing short term care to 25 low-to-moderate income children, mental health services to 150 low-to-moderate income children, and mentoring to 150 low-to-moderate income children by September 30, 2009.

Annual Goal: Short-term care to 5, mental health services to 30, and mentoring to 30 abused and neglected low-to-moderate income children.

Specific Objective
Number CD-13 Code Enforcement (Property Maintenance)

Five-Year Goal: Use CDBG funds to reduce deterioration of neighborhoods through code enforcement emphasizing property maintenance at 250 substandard housing units by September 30, 2009.

Annual Goal: 50 substandard housing units.

Specific Objective
Number CD-14 Transportation Services

Five-Year Goal: Use CDBG funds to provide public transportation for the handicap and elderly for 1000 continuing passengers by September 30, 2009.

Annual Goal: 1000 passengers.

Comment [13]:

Specific Objective
Number CD-15 Planning & Administration – Oversight & Monitoring

Five-Year Goal: Use CDBG, HOME and ESG funds, coordinate, monitor and implement the Consolidated Plan objectives according to HUD requirements by September 30, 2009.

Annual Goal: Coordinate the annual allocation and reporting process in a timely manner. Monitor sub-recipients use of funds and adherence to regulations.

BARRIERS TO AFFORDABLE HOUSING

Because federal grant funds are likely to diminish in the near future, the City of Lubbock intends to strategically utilize available resources for the highest priority needs, affordable housing being one of those needs. The City is committed to providing safe, decent, and affordable housing to low-to-moderate income people in Lubbock.

Education Strategy: Support housing and homebuyer education to low-to-moderate income families through staff participation in community programs.

The Community Development staff is committed to continued participation in the Lubbock Housing Consortium and helps with events such as homebuyers fairs, homebuyer classes, and distribution of fair housing and affordable housing information. Staff also conducts homebuyer education classes at least twice annually in conjunction with the HOPE Program Income Project.

Homeownership Strategy: Support and/or fund programs that encourage homeownership opportunities and safe, decent, and affordable housing for low-to-moderate income families. (Objective H-1, H-2, and H-3)

A source for inexpensive lots for the construction of affordable housing is available through the Urban Renewal Agency of the City of Lubbock. These lots are located in several low-income neighborhoods of Lubbock where revitalization is needed.

Rental Strategy: Support programs that encourage the development or maintenance of affordable rental housing including CHDO projects, Low Income Housing Tax Credit housing developments, and Lubbock Housing Authority programs.

Because of limited funding, the City is unable to provide a significant amount of dollars to rental projects. However, the City is committed to supporting other public and private organizations in their endeavors to serve low-to-moderate income renters.

LEAD-BASED PAINT HAZARDS

Lead-based paint was banned from use on residential units beginning in 1978. According to the 2000 US Census, 69% of the housing in Lubbock was constructed prior to 1979, meaning these units are at risk for lead-based paint. The federal rule covering lead-based paint went into effect after September 15, 2000. The City of Lubbock has been proactive in implementation of the final rule. In January 2003, the City paid for and hosted Lead Certification Training with instructors from Texas A & M University. The City plans to continue to offer these training sessions as needed. In addition to Community Development staff, local non-profits and institutions, CHDO's, public housing agencies, and contractors were invited to attend.

The purchase of an XRF machine has greatly expedited the testing of samples for the presence of lead and improved the effectiveness of the city's abatement program. Since 2002, twelve lead abatement projects have been completed.

Lead-Based Paint Strategy: Implement the lead-based paint final rule with procedures for re-certification of staff, education for clients, relocation of clients during abatement, risk assessment, safe work practices, and reduction of lead-based paint.

ANTI-POVERTY STRATEGY

An anti-poverty strategy is an economic development plan aimed at increasing the income and job opportunities for extremely-low income families. Housing is a key component of any anti-poverty plan as a secure affordable residence is a necessity for maintaining a steady income and job.

Anti-Poverty Strategy: Support and/or fund programs that reach out to extremely-low income families to assist them with housing, economic development opportunities, and support services.

Programs

CDBG, ESG, and HOME funds are instrumental in the successful implementation of the anti-poverty strategy.

CDBG funds may be used for a variety of activities. Activities funded in the past that have impacted extremely-low income families include the following: literacy programs, job training, housing rehabilitation, critical repair of homes, youth and day care services, crime awareness, infrastructure, and parenting programs.

HOME funds enable the City to undertake housing reconstruction, housing rehabilitation, new construction, elderly housing programs, and lease-purchase programs.

ESG funds make it possible for the City to alleviate some of the needs of the marginal and literal homeless in the community by providing rent and utility assistance, emergency housing, counseling, and food vouchers.

Programs funded with Community Services Block Grant (CSBG) funds include the following:

In-House Case Management – The Community Development Department has a full-time case manager that is able to coordinate services for families receiving help through the City's housing programs. Referrals may be made to other housing programs, employment programs, and social services.

Self-Sufficiency Program – The current provider of this program is Catholic Family Services. They provide help with tuition, rent and utilities, emergency funding, and childcare vouchers for single-parent households who are in school and/or participating in a job-training program. During 2003, they transitioned ninety individuals out of poverty.

Informational and Referral Hotline – This 24-hour hotline provides information on social service and housing programs for the citizens of Lubbock.

Comprehensive Energy Assistance Program – This program assists low-income persons with energy assistance, specifically the elderly, disabled, and homes with small children. The city contracts with several non-profit agencies to administer this program.

Programs supported but not funded through the City of Lubbock include the following:

Welfare to Work-Texas Department of Human Services
Workforce Development Initiatives-South Plains Regional Workforce Development Board
Resident Initiatives-Lubbock Housing Authority

Anti-Poverty Policy 1: Efficient use of all sources of funding available in order to maximize the impact of those funds.

The City of Lubbock uses a competitive allocation process so that funds may be targeted to programs and areas with the greatest need. Funding decisions are based on priority needs, targeted areas, clients served, availability of other funding sources, and duplication of services. The same seventeen member citizen's board (Community Development and Services Board) oversees and makes funding recommendations for the use of CDBG, ESG, HOME, and CSBG funds. This consistency helps the City meet needs without duplicating services.

The City has implemented a Return of Investment policy mandated by City Council. Projects funded with CDBG (excluding public service) and all HOME projects must pay back a portion of the total amount funded. These funds can be returned into similar programs thereby increasing the amount of funds available for housing, economic development, and other eligible programs. In addition, agencies receiving CDBG and HOME funds are required to match 25 percent of the funds provided from these sources. ESG requires a 100 percent match by federal regulations and are not required to pay back any of these funds.

Anti-Poverty Policy 2: Network, support, and partner with non-profits, public entities, and private businesses through participation in the Lubbock Housing Consortium, the Lubbock Homeless Consortium, and the Lubbock Housing Authority.

The City of Lubbock will continue to participate in the Housing and Homeless Consortia, initiate needs assessments, and support organizations working on behalf of the low-to-moderate citizens of Lubbock. Community Development staff has also been involved in the development of a Planning Model through the United Way of Lubbock. In addition, staff serves on United Way's Emergency Food and Shelter National Board Program. This program distributes grant funds to non-profit agency to provide assistance to low-income individuals.

Impact on the Reduction of Poverty Level Families

The City of Lubbock alone cannot reduce the number of poverty level families living in Lubbock. It is unrealistic to suppose that the programs funded by the City through its federal entitlement grants will show a significant reduction on the numbers of families residing in poverty. However, when spent in an efficient manner and with the cooperation of other service providers, these funds can reduce the impact of poverty in the lives of low-income families in Lubbock. Through our cooperative efforts with Catholic Family Services, ninety individuals in 2003 have been able to go from welfare-to-work and stay off federal assistance programs for at least ninety days. The City of Lubbock will continue to keep the reduction of poverty in the forefront of its programs.

INSTITUTIONAL STRUCTURE AND COORDINATION

See Chapter 1 for a discussion of the internal and external organizations that the City of Lubbock participates with in the community and a description of the local public housing authority structure.

Institutional Structure and Coordination Strategy Enhance coordination with local agencies to avoid duplication of efforts through networking and communication so that the City can be responsive to the needs of the low-to-moderate income families of Lubbock.

As noted under the Anti-Poverty Strategy 2, the City will initiate needs assessments and participate in both local consortia and local nonprofit organizations in an effort to keep abreast of community development activities and needs in the community.

Technical assistance workshops are offered by the City each year to educate citizens and agencies about the type of entitlement grants available, their eligible uses, local and federal policies associated with the funds, and the application process. These workshops are open to the public. Each workshop provides breakout sessions where more individualized information is provided and questions are answered.

PUBLIC HOUSING RESIDENT INITIATIVES

One of the many strategies of the Lubbock Housing Authority is to address the social needs as well as the housing needs of low-income families. The primary goal of resident initiative programs is to provide guidance and direction to Housing Authority residents in obtaining information and organizing programs that are essential in upgrading their quality of life, enhancing self-esteem, and maintaining a healthy growth environment. The focus is to assist residents in using any and all skills they might have in being more productive in their lives. To achieve this goal, the Lubbock Housing Authority has implemented the following programs:

Family Self Sufficiency Program (F.S.S.)

This program coordinates plans and programs for Section 8 Certificate and Voucher holders and Public Housing residents with public and private resources to enable these families to achieve economic independence and self-sufficiency, with housing as a stabilizing force. FSS permits the families to invest their energy in other efforts including employment, education, and job training that are necessary to achieve self-sufficiency. The Program offers a financial incentive to families through the establishment of an escrow account, which becomes available to the family upon successful completion of a 5-year contract of participation.

Family Unification Program (F.U.P.)

This program is designed to keep families united. Children sometimes have to be placed in foster homes due to inadequate housing, homelessness, and/or domestic violence. LHA has formed a partnership with Children's Protective Services to help prevent these separations from occurring.

Training Workshops

Training workshops are scheduled semi-monthly to meet the needs of LHA residents that need training in specific areas. Workshops consist of budgeting, parenting, job preparedness, counseling, literacy, GED classes, and life skills.

Resident Councils

Resident councils have been formed since 1992. The Technical Assistance grant that was received in September of 1993 helped to establish this office. The program is designed to empower the residents of public housing with a range of economic self-help and self-management opportunities that help break the cycle of poverty and homelessness. The council has its own office that residents can contact with their concerns. The council has several activities during the year to promote togetherness among each development including an annual Mr. & Mrs. LHA Pageant.

MONITORING

To ensure appropriate use of public dollars and to maintain consistency with Federal program requirements and regulations, the City of Lubbock Community Development staff will plan, implement,

and enforce a comprehensive monitoring plan for each project. In addition, this monitoring plan will ensure satisfactory progress toward the Consolidated Plan goals, promote program accountability, further fair housing compliance with residential displacement and relocation assistance plans, and demonstrate compliance with Federal requirements.

Two monitoring methods are utilized by the City of Lubbock. Method one involves monitoring projects directly administered by the City of Lubbock. Monitoring in this category consists of evaluating the project goals, objectives, and levels of accomplishments. Monitoring of the activities will further ensure goal achievement and regulation compliance. Method two involves monitoring of other agencies, organizations, and recipients of federal funds through the City of Lubbock. This monitoring method is utilized to ensure agency accountability, compliance, and consistency with project goals and accomplishments.

The Community Development staff will conduct on-site monitoring of sub-recipient agencies periodically. As stated in each contract, payment is made by reimbursement only. Monthly reports and an end-of-year performance report are also required for each project. Staff also works with the sub-recipients on a regular basis as a resource for technical assistance in planning, implementation, project evaluation, and capacity building.

The Community Development staff will work to ensure long-term compliance with housing codes through on site inspections. At least on an annual basis, and more often should the need arise. Follow-up inspections will be performed as necessary to ensure compliance.

SPHC PIT Homeless Survey

January 27, 2003

Street Count

Simple head counts from individual surveys.

Interviewed	Will Sleep	Male	Female	Unsure	Male <18	Female <18	Unsure <18	Totals
Laundromat	Outdoors	4		2			1	7
Outdoors	Outdoors	19	3	2				24
Apartment	Eviction	2	2		4	4		12
Apartment	Abandoned building	1						1
Bus Station	Outdoors		1					1
Library	Outdoors	5	1					6
Outdoors	Carpenters Church	2						2
Whataburger	Outdoors	2						2
	Subtotals	35	7	4	4	4	1	55

Population Information from individual surveys.

Disability/Characteristic	Male	Female	Totals
Veteran			0
Mental illness		2	2
Employed			0
Unemployed	6	4	10
Underemployed			0
Medical problems	2	1	3
Substance abuse	1		1
Parolee/probationer			0
Disabled			0
Domestic violence victim		1	1
HIV/AIDS			0
High school/GED		3	3

SPHC PIT Homeless Survey

January 27, 2003

Agency Count

Emergency

Agency	M	W	M/W	Fam/Kids	DV w/kids	Abu/Neg 5-17	Teens	Total
Carpenters Church		3						3
Cleansing Springs			2		1			3
Hale County Crisis Center						24		24
Interfaith/LIHN				10				10
SP Community Action				2				2
Salvation Army	15	3						18
Salvation Army-Post								0
SP Children's Shelter							14	14
WPS					84			84
Yellow House Canyon								0
Children's Home of Lubbock							16	16
Subtotals	18	5	2	11	108	14	16	174

Transitional

Agency	M	M/sub	W/sub	Recovery	MHMR	DV w/kids	Kids	M/Rel	Total
Alcohol Recovery Center		14							14
ASK House			11						11
Children's Home of Lubbock						4		12	16
Cleansing Springs	12							2	14
IMANI House/Inside-Out		6	3						9
Link Ministries								7	7
Lonnie Gary House					15				15
Lubbock Faith Center				31					31
MASH (Managed Care)									0
Walker House									0
Subtotals	12	20	14	31	15	4	14	7	117
Total Served									291

SPHC PIT Homeless Survey

January 27, 2003

Capacities

Emergency

Agency	M	W	M/W	Fam/Kids	DV w/kids	Abu/Neg 5-17	Teens	Total
Carpenters Church		3						3
Hale County Crisis Center					30			30
Interfaith/LIHN				14				14
SP Community Action								0
Salvation Army	32	10		8				50
Salvation Army-Post								0
SP Children's Shelter						16		16
WPS					204			204
Yellow House Canyon								0
Children's Home of Lubbock							16	16
Subtotals	35	10	0	22	234	16	16	333

Transitional

Agency	M	M/sub	W/sub	Recovery	MHMR	DV w/kids	Kids	M/Rel	Total
Alcohol Recovery Center		18							18
ASK House			15						15
Children's Home of Lubbock						4	12		16
IMANI House/Inside-Out		6	4						10
Link Ministries								6	6
Lonnie Gary House					16				16
Lubbock Faith Center				40					40
MASH (Managed Care)		1	1					8	10
Walker House			6						6
Subtotals	0	25	26	40	16	4	20	6	137
Total Beds									470

Household by Type, Income, & Housing Problem	Name of Jurisdiction: Lubbock city, Texas		Source of Data: CHAS Data Book					Data Current as of: 2000				
	Renters					Owners						
	Elderly (1 & 2 members) (A)	Small Related (2 to 4 members) (B)	Large Related (5 or more members) (C)	All Other (D)	Total Renters (E)	Elderly (1 & 2 members) (F)	Small Related (2 to 4 members) (G)	Large Related (5 or more members) (H)	All Other (I)	Total Owners (J)	Total Households (K)	
1. Household Income <= 50% MFI	1,563	3,949	1,052	8,060	14,624	2,752	1,804	630	1,107	6,293	20,917	
2. Household Income <=30% MFI	859	2,005	509	5,280	8,653	1,082	784	255	678	2,799	11,452	
3. % with any housing problems	68.0	78.3	97.2	80.3	79.6	69.0	79.0	86.3	63.1	72.0	77.7	
4. % Cost Burden >30%	66.8	75.8	77.6	78.9	76.9	68.7	73.2	72.5	62.5	68.8	74.9	
5. % Cost Burden >50%	47.1	63.3	43.2	75.1	67.7	44.8	55.4	56.9	48.7	49.8	63.3	
6. Household Income >30 to <=50% MFI	704	1,944	543	2,780	5,971	1,670	1,020	375	429	3,494	9,465	
7. % with any housing problems	63.1	75.6	91.0	87.1	80.8	42.5	59.8	82.7	61.5	54.2	71.0	
8. % Cost Burden >30%	63.1	70.2	52.3	85.6	74.9	42.5	56.9	53.3	61.5	50.2	65.8	
9. % Cost Burden >50%	28.3	17.7	9.0	42.1	29.5	18.3	27.9	9.3	38.5	22.6	27.0	
10. Household Income >50 to <=80% MFI	590	2,950	665	3,170	7,375	2,210	2,364	720	935	6,229	13,604	
11. % with any housing problems	53.4	44.9	66.9	45.4	47.8	20.8	41.0	44.4	46.0	35.0	41.9	
12. % Cost Burden >30%	53.4	32.9	15.0	45.0	38.1	20.8	38.5	15.3	46.0	30.6	34.7	
13. % Cost Burden >50%	22.9	1.7	0.0	5.2	4.7	5.4	7.6	2.8	12.8	7.0	5.8	
14. Household Income >80% MFI	864	5,764	953	4,634	12,215	7,068	17,315	2,874	3,455	30,712	42,927	
15. % with any housing problems	32.9	11.5	44.9	7.5	14.1	4.7	7.9	27.5	13.0	9.6	10.9	
16. % Cost Burden >30%	30.6	4.4	0.8	4.7	6.1	4.7	5.8	3.8	12.6	6.1	6.1	
17. % Cost Burden >50%	9.8	0.3	0.0	0.3	0.9	0.6	0.5	0.1	1.6	0.6	0.7	
18. Total Households	3,017	12,663	2,670	15,864	34,214	12,030	21,483	4,224	5,497	43,234	77,448	
19. % with any housing problems	53.9	39.7	69.7	53.3	49.6	18.7	16.6	38.8	28.6	20.9	33.6	
20. % Cost Burden >30	52.9	32.4	29.5	51.6	42.9	18.6	14.3	14.3	28.3	17.3	28.6	
21. % Cost Burden >50	27.3	13.3	10.1	33.5	23.6	7.9	4.6	4.8	12.2	6.5	14.1	