

JANUARY 2024

NOLANVILLE

STABLE HOUSING

ADVISORY COMMITTEE

IMPROVE
AFFORDABLE
HOUSING

END
HOMELESSNESS

IMPLEMENT STRATEGY

Improve affordable
and safe housing
availability

Develop strategies to
prevent homelessness
in Nolanville.

Foster collaboration between
public & private agencies. Provide
an annual report on measurable
results.

JANUARY MEETING SUMMARY

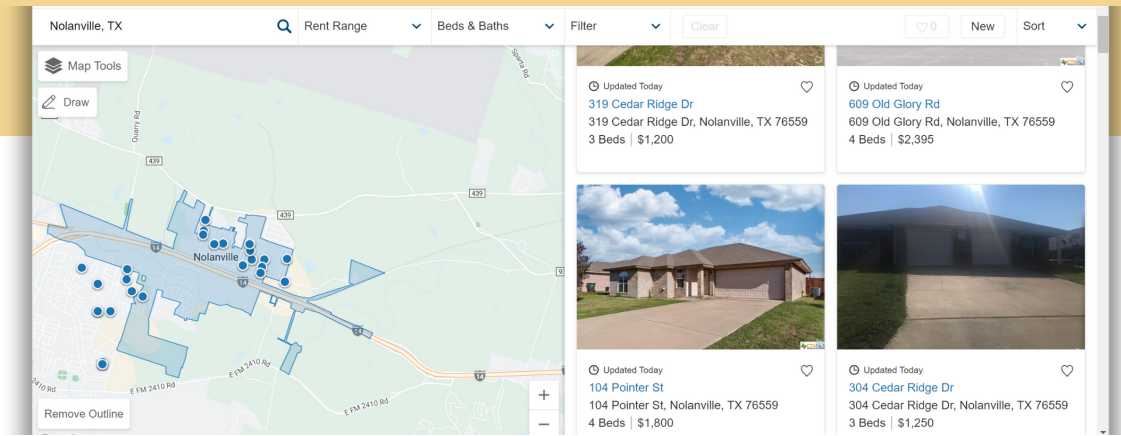
The following members attended the January 23rd meeting in person and via Microsoft Teams Meeting Virtually: George Losoya-CTCOG, Joan Hinshaw (former Councilmember)

In person were: Karishma Talbott-City Council, Irene Andrews Community Member, Brian O'Connor-NEDC Kara Escajeda-City Manager, Teressa Chandler City Secretary, Jessica Navarro Planning and Development Coordinator, Jennifer Shidler Community Development and Chief Michael Hatton. Special Guests were Ronan O'Connor, VP WBW Development and Lily Talbott, youth representation.

The committee reviewed last quarter's meeting notes, and City Manager Kara Escajeda went through the progress on objectives.

Bobby Ehrig was not in attendance but sent information on Foster Care Initiative for Veterans.

Other topics included Homeless Person Count occurring on January 25th for the region; a Master Plan Development District from WB with mixed use goals; progress on standard of living for Mobile Home Parks including recent success; possibility of designated fund for community assistance.



During a general search for rentals in Nolanville, 24 units were available on 1/24/2024. They varied from duplexes to single family and were located throughout most neighborhoods.

Prices ranges for duplexes were comparable to Harker heights.

- \$1,150 - \$1,395 (all three Bedrooms)

RANGE for single family homes varied greatly on the age of the home and neighborhood

- 3 bedrooms \$1100 - \$2125
- 4 bedrooms \$1700 - \$2395

Why Does This Matter?

Cost burdens are a direct result of low wages and the shortage of affordable and available rental homes. A household is cost-burdened when it spends more than 30% of its income on rent and utilities and severely cost-burdened when it spends more than 50% of its income on these expenses. Seventy-three percent of extremely low-income renter households are severely cost-burdened. They account for 72% of all severely cost-burdened renter households in the U.S.

Average single family rental is \$2000 + utilities

Nolanville Police Officer

For a Nolanville Police Officer earning \$65,000 annually, with a tax deduction of \$12,041 this leaves a net pay of \$52,960 per year, or \$4,413 per month to live on. The cost burden of renting a 3 bedroom home at for an average cost for rent and utilities of \$2000 would be 45%.

In a similar vein, if the annual income is \$40,000 Nolanville resident (equivalent to approximately \$17.50 per hour for a 40-hour work week), the tax deduction stands at \$6,101. This results in a net pay of \$33,900 per year, or \$2,825 per month." The cost burden of renting a 3 bedroom home for this individual at for an average cost for rent and utilities of \$2000 would be 71%.

Our own City labor force is severely cost-burdened in this scenario.

SUMMARY ON RENTALS, VOUCHERS, AND MEDIAN INCOMES

2024 FMR Payment Standards 2023 Income Limits

Effective 01/2024

Bell/ Coryell County Median Family Income: \$76,000								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low- 30% Of Median	\$16,000	\$19,720	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,200
Very Low- 50% Of Median	\$26,600	\$30,400	\$34,200	\$38,000	\$41,050	\$44,100	\$47,150	\$50,200
Low Income- 80% Of Median	\$42,600	\$48,650	\$54,750	\$60,800	\$65,700	\$70,600	\$75,400	\$80,300
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$895	\$900	\$1,135	\$1,599	\$1,926	\$2,214		
Voucher Payment Standards	\$988	\$994	\$1,254	\$1,766	\$2,128	\$2,446		
% of FMR	110%	110%	110%	110%	110%	110%		
Hamilton County Median Family Income: \$69,900								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low- 30% Of Median	\$15,400	\$19,720	\$24,860	\$30,000	\$35,140	\$40,280	\$45,400	\$48,350
Very Low- 50% Of Median	\$25,650	\$29,300	\$32,950	\$36,600	\$39,550	\$42,500	\$45,400	\$48,350
Low Income- 80% Of Median	\$41,000	\$46,850	\$52,700	\$58,550	\$63,250	\$67,950	\$72,650	\$77,300
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$755	\$760	\$992	\$1,199	\$1,321	\$1,519		
Voucher Payment Standards	\$834	\$839	\$1,096	\$1,320	\$1,459	\$1,678		
% of FMR	110%	110%	110%	110%	110%	110%		
Lampasas County Median Family Income: \$86,900								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low- 30% Of Median	\$18,100	\$20,650	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Very Low- 50% Of Median	\$30,100	\$34,400	\$38,700	\$43,000	\$46,450	\$49,900	\$53,350	\$56,800
Low Income- 80% Of Median	\$48,150	\$55,000	\$61,900	\$68,750	\$74,750	\$79,750	\$85,250	\$90,750
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$789	\$795	\$1,044	\$1,405	\$1,772	\$2,037		
Voucher Payment Standards	\$871	\$878	\$1,153	\$1,552	\$1,958	\$2,250		
% of FMR	110%	110%	110%	110%	110%	110%		

FMR's larger than 4 BR are calculated by adding 15 percent for each additional bedroom over the 4 BR FMR.

Example1: 5 Bedroom FMR= 1.15 X 4 Bedroom FMR Example2: 6 Bedroom FMR= 1.30 X 4 Bedroom FMR

23

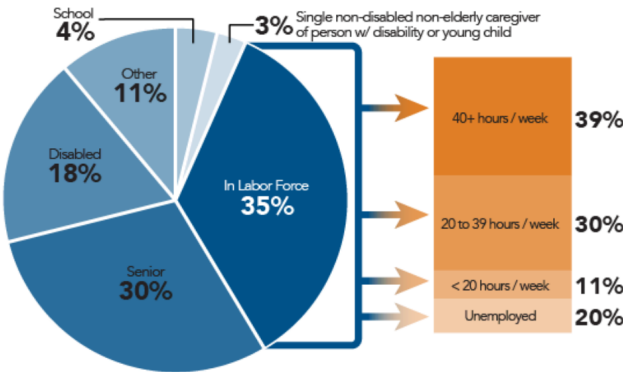
Who Are the Lowest Income Renters?

Of the 44.1 million renter households in the U.S., 11.0 million have extremely low incomes – that is, incomes at or below either the federal poverty guideline or 30% of the area median income (AMI), whichever is higher. Forty-eight percent of renter householders with extremely low incomes are seniors or householders with disabilities. Another 42% are in the labor force, in school, or single-adult caregivers. Of those in the labor force, 39% usually work 40 or more hours per week.

THE GAP

MOST EXTREMELY LOW-INCOME HOUSEHOLDERS ARE IN LABOR FORCE, ARE SENIORS, OR HAVE A DISABILITY

EXTREMELY LOW-INCOME RENTER HOUSEHOLDS



Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Senior means householder or householder's spouse (if applicable) is at least 62 years of age. Disabled means householder and householder's spouse (if applicable) are younger than 62 and at least one of them has a disability. Working hours refers to the number of hours usually worked by householder and householder's spouse (if applicable). School means householder and householder's

THE GAP
A SHORTAGE OF AFFORDABLE HOMES

About
There is a shortage of 7 million affordable & available homes for renters with the lowest incomes. Find out more. #TheGap23

National Low Income Housing Coalition

OBJECTIVES UPDATE



Increase Affordable Housing Inventory; New and Existing;

Summary:

- Briefed Wildwood Mixed Use Master Plan Development. Discussed objectives towards shaping affordable housing inventory.
- Over 20 weatherization applicants received assistance the last year.
- Determining recommendations for a restricted fund for community assistance for residents. Looking to the committee ideas regarding how funds are distributed.
- Land Banking for affordable housing on the corner of Ave H and 10th is underway, property purchase and coordination with Habitat for Humanity was made. Admin Plat is ready for execution.
- COG related the success rate of client-issued Choice Vouchers acceptance by landlords at CTCOG has risen from 40% to an 60%.

Eliminate stigma to encourage use of resources

Summary:

- Mental Health First Aide and interacting with homeless can be integrated into VR training.
- Emphasis was made on making sure that public was aware of our ability to direct to resources.
- Requested update on scope and opening date of Main Street Clinic.

No change since last meeting



Compile Resource Database for timely referral

Summary:

- Resource Guide is in final draft and is in the process of being placed on a website by the Citizens for Progress.
- Hard copy will be produced once website is published.

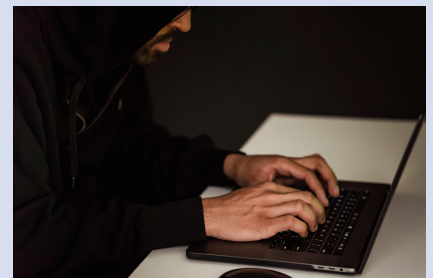
No change since last meeting

Database and ID for the homeless to determine the effectiveness of programs

Summary:

- Homeless Person Count
- Conducted throughout Killeen Temple Metro Area

January 25, 2024



Vision: Implement a systemic response with actionable strategies to prevent, reduce and end homelessness - specifically, to develop and implement a path forward to achieve stable, long-term housing for all individuals living in the City of Nolanville

MEASURING PROGRESS....

Performance goals for the committee are being refined. Below is a draft for how some of our progress is tracked.

Key Indicator	Activity / Project	Data / Outcome
Increase Affordable Housing Inventory; New and Existing;	Creation of Neighborhood Empowerment Zones	<ul style="list-style-type: none"> • Increase # of housing eligible for section 8 vouchers.
	Project specific vouchers	<ul style="list-style-type: none"> • Need the current number and target.
Improve health and safety for the current inventory of available housing.	Weatherization & Essential Repair Streamlined Application	<ul style="list-style-type: none"> • Over 600 contacts through mail and door to door outreach • 40 appointments • 25 showed • 14 applications complete
Reduce stigma associated with asking for help.	Document retrieval assistance	
	Annual mobile home park inspections	Staff considers themselves practiced.
	Certificant of Occupancy required by all mobile homes during tenant transition	More funds are available for essential repairs, keep promoting.
Resource Database	Compile a researched and relevant database for crisis assistance.	<ul style="list-style-type: none"> • # of guides distributed to other organizations
Reduce Stigma associated with asking for help.	Distributed regionally.	<ul style="list-style-type: none"> • # individuals directed to a relevant resource