



# First Program Year Action Plan City of Sugar Land, Texas

The CPMP First Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## Narrative Responses

### GENERAL

#### Executive Summary

**The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.**

#### **Program Year 1 Action Plan Executive Summary:**

The City of Sugar Land will receive \$338,940 in Community Development Block Grant (CDBG) funds for PY 2009 (October 1, 2009 through September 30, 2010). During this program year, the City anticipates conducting the following activities:

- Park improvements in Settlers Way Park
- Direct services to children who are victims of neglect and abuse (Child Advocacy Center of Fort Bend County)
- Legal clinics and free legal assistance in the areas of estate planning, clearing titles on homes, restraining orders against abusers and other civil matters (Fort Bend Lawyers Care)
- Literacy education (Literacy Council of Fort Bend County)
- Sports scholarships to children and youth (Fort Bend Family YMCA)
- School uniforms, school supplies and backpacks to children in Child Protective Services custody (Fort Bend Community Partners' Rainbow Room)
- Home-delivered meals to the elderly and frail elderly (Fort Bend Seniors Meals on Wheels)
- Shelter and services to victims of domestic violence (Fort Bend County Women's Center)
- Minor housing rehabilitation for homes owned and occupied by low- to moderate-income households, particularly the elderly and disabled (Fort Bend CORPS)
- General program administration, including technical assistance to subrecipients and other non-profit agencies serving Sugar Land

The table below outlines the projects, the priority given within the 5-Year Consolidated Plan for each activity, the number of people or households to be served and the amount of CDBG funding to be awarded. More detailed information regarding the priorities assigned each activity is available in the 5-Year Consolidated Plan covering PY 2009 – PY 2013.

In addition to the amounts awarded through CDBG, the City anticipates an additional \$408,000 to be provided through other funding sources to supplement and/or enhance the services to the Sugar Land residents.

The City of Sugar Land aims to be a place where residents of all income levels and situations can enjoy all stages of their lives. During the past four and one half years (PY 2004 – June PY 2008), the City of Sugar Land has served more than 3,000 low- to moderate-income residents. The 5-Year Consolidated Plan for PY 2004 through PY 2008 encompasses this time period. The services provided during this time frame include 924 Mayfield Park residents served by the improvements to 7 residential streets in their Target Area, along with 86 Mayfield Park children and youth receiving summer recreational programming by the YMCA at the park located in Mayfield Park. Additionally, 91 households throughout Sugar Land have received minor home repair and rehabilitation by the Fort Bend CORPS, and literacy education has been provided to 1,097 Sugar Land adults. The Fort Bend Community Partners' Rainbow Room was funded for the first time in PY 2008 and will provide back-to-school uniforms, supplies and backpacks during August 2009 to at least 41 children. Fort Bend Lawyers Care is another agency first funded in PY 2008. Through June 2009, they provided legal services to 30 low- to moderate-income residents and anticipate providing legal services to an additional 45 residents before the end of PY 2008. Sugar Land strives to serve the special needs population of the community and has used CDBG funds to provide recreational and social enrichment services to 41 mentally disabled adults; home-delivered hot meals to 105 homebound seniors; crisis intervention and shelter to 430 victims of domestic violence; and counseling and forensic interviewing services to 324 abused and neglected children. It is anticipated that the public service subrecipients providing services to the special needs populations with CDBG funds will serve an additional 100 new individuals by the end of the Program Year.

**Table 1 – PY 2009 Community Development Activities**

<b>Matrix Code</b>	<b>Project</b>	<b>Priority</b>	<b>PY 2009 Objectives</b>	<b>PY 2009 Funding</b>
<b>Infrastructure &amp; Parks Improvements</b>				
03F Parks Improvements	Install improvements in Settlers Way Park in Chimneystone Target Area	High	492 people	\$162,864
<b>Infrastructure &amp; Public Improvements Total</b>			<b>492 people</b>	<b>\$162,864</b>
<b>Public Services</b>				
05N Abused & Neglected Children	Child Advocacy Center of Fort Bend County	Medium	69 people	\$11,500
05C Legal Services	Fort Bend Lawyers Care	Medium	52 people	\$7,500
05 General Public Services	Literacy Council of Fort Bend County	Medium	168 people	\$12,500
05 General Public Services & 05D Youth Services	Fort Bend Family YMCA Children/Youth Sports Scholarships	Medium	40 people	\$3,000
05N Abused & Neglected Children	Fort Bend Community Partners' Rainbow Room	Medium	60 people	\$6,000
05A Senior Services	Fort Bend Seniors Meals on Wheels	High	5 people	\$6,100
05G Battered & Abused Women	Fort Bend County Women's Center	High	110 people	\$4,241
<b>Public Services Total</b>			<b>504 people</b>	<b>\$50,841</b>
<b>Housing</b>				
14A Single Family Rehab	Fort Bend CORPS	High	10 houses	\$84,735
<b>Total Housing</b>			<b>10 houses</b>	<b>\$84,735</b>
<b>Administration</b>				
21A Administration	CDBG Program Administration	High	N/A	\$40,500
<b>Total Administration</b>			<b>N/A</b>	<b>\$40,500</b>
<b>Total PY 2009 Funds</b>				<b>\$338,940</b>

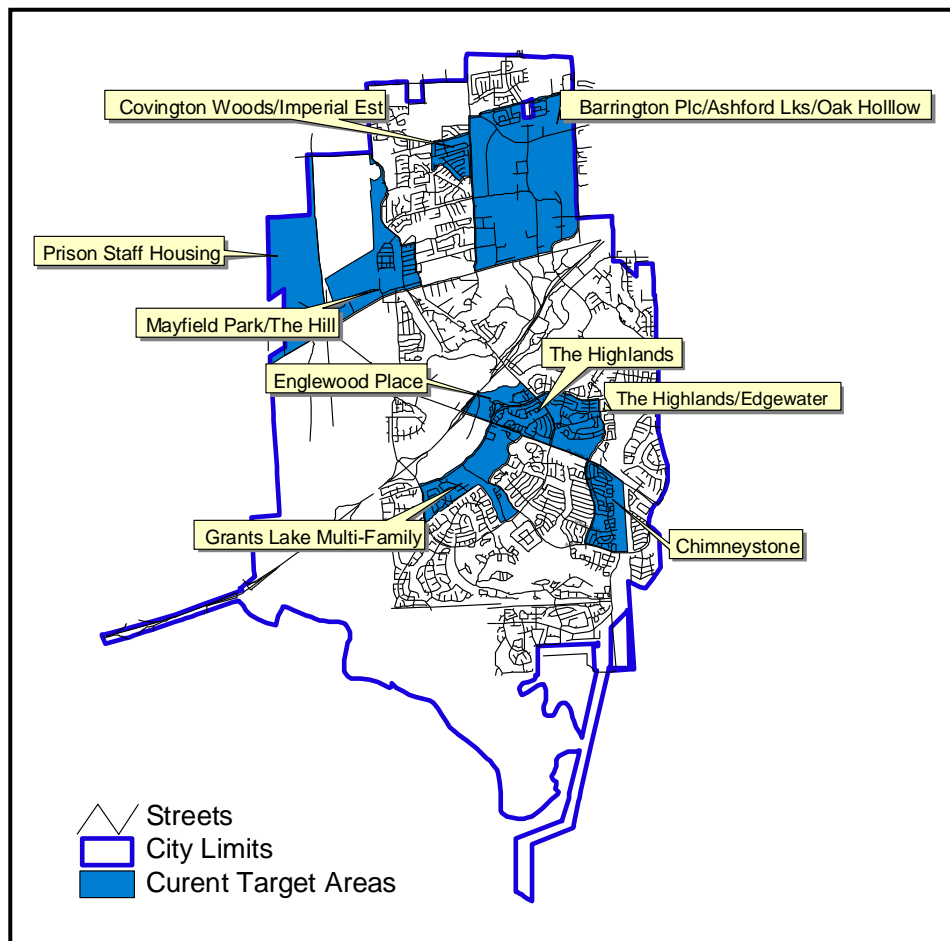
## General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

The geographic area covered by this Annual Action Plan is the City of Sugar Land, Texas, located in Fort Bend County to the southwest of the City of Houston. With a 2000 population of 63,328 and a 2008 population of 91,805, Sugar Land is a fast-growing suburban community that operates as a self-contained economic center and is an integral part of the Houston Metropolitan area. While the Texas State Data Center shows a 2008 population for Sugar Land of 91,805, the Census Bureau's *2005-2007 American Community Survey's 3-Year Estimates* gives a 2007 population of 71,367. The City of Sugar Land's official current population estimate is 79,573.

The map below details the low-moderate income CDBG Target Areas in which infrastructure and public facilities dollars can be spent. The table that immediately follows the map shows the low-moderate income population in each Target Area. Table 3 details the geographic distribution of the fund allocations for PY 2009.

**Figure 1 – City of Sugar Land and CDBG Target Areas**



**Table 2 – Target Area Population and Percent Low-Mod Income**

Tract-BG	Area Name	# Low-Mod	Total Pop	% Low-Mod
672200-2	Mayfield Park/The Hill	582	930	62.6
671600-1	Englewood Place	521	1,546	33.7
672800-1	Prison Staff Housing	74	238	31.1
674000-2	Grants Lake Apartments	617	2,236	27.6
671600-5	The Highlands	513	1,872	27.4
671600-4	The Highlands/Edgewater	550	2,452	22.4
673900-2	Barrington Place/Ashford Lakes/Oak Hollow	34	125	27.2
674100-3	Chimneystone	492	2,013	24.4
672300-2	Covington Woods/Imperial Est.	264	1,177	22.4
Total		3,647	12,589	29.0

**Table 3 – Geographic Distribution of PY 2009 Funding of \$338,940**

Program Category	Geographic Area	Amount Allocated	Percent of Total
Public Services	City-wide	\$50,841.00	15%
Housing	City-wide	\$84,735.00	25%
Administration	City-wide	\$40,500.00	12%
Infrastructure	Chimneystone/ CT 674100/ BG 3	\$162,864.00	48%

**2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.**

The City of Sugar Land has determined that the most effective method for ensuring that Target Areas are stabilized is to concentrate funding on one Target Area at a time, completing all needed public facility and infrastructure enhancements. During PY 2001 through PY 2008, the City focused on Mayfield Park, purchasing a park and upgrading the streets, storm drainage and sidewalks in the area. In PY 2008, as the City was completing the final street improvement, design and engineering work began on Settlers Way Park in Chimneystone, the next area of concentration. During PY 2009, the City will begin implementing the improvements in the park and will direct its area-based resources in Chimneystone until the neighborhood is brought up to a standard comparable with the rest of Sugar Land.

Mayfield Park was the first area of focus because of its age and level of deterioration. Chimneystone has been selected as the second area of focus also because of its age and the lack of public amenities in the area comparable to the rest of the City.

**3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.**

The major obstacles to meeting the underserved needs of the community are resources – both financial and agency capacity. To best address these obstacles, the City has proposed to fund agencies that (1) have the capacity to carry out the proposed activities; (2) bring additional resources to bear for the project; (3) work collaboratively with other agencies and/or the City and (4) provide services that have been given a medium or high priority.

In addition, the City will continue to (1) provide technical assistance to agencies that do not currently have the capacity to manage federal funding and (2) seek out agencies that can address the high-priority needs of the community.

Lack of clear real estate titles also creates a major obstacle to meeting the housing rehabilitation needs of the underserved. The Fort Bend CORPS, a non-profit providing rehabilitation to owner occupied homes with CDBG and other funds, finds that a significant proportion of applicants for housing rehabilitation do not have a clean title to their homes. Most of these applicants are the children or grandchildren of the original owners and when the owners died, wills were not probated, titles were not transferred and the heirs are living in the homes without proof of ownership. In order to address this obstacle, the City of Sugar Land has brought Fort Bend Lawyers Care and Fort Bend CORPS together so that Fort Bend Lawyers Care can provide the free legal assistance necessary for heirs to clean up the titles on their homes.

**4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.**

The following table details the resources expected to be made available to address the needs identified in the plan. There are no properties funded through Low-Income Housing Tax Credit or Sections 8, 202 or 811 in Sugar Land. Neither Sugar Land nor Fort Bend County in which the City resides has Section 8 Housing Choice Vouchers. However, the Fort Bend County Women’s Center does receive McKinney-Vento funds.

**Table 4 – Additional Resources Provided by Funded Agencies**

<b>Agency to be funded in PY 2009</b>	<b>Source of additional resources</b>	<b>Amount of additional resources</b>
City of Sugar Land	Local General Fund	\$408,000
Fort Bend Children’s Advocacy Center	State, local & private	\$69,234
Fort Bend Community Partners Rainbow Room	State & private	\$24,397
Fort Bend CORPS	Private	\$89,637
Fort Bend County Women’s Center	SHP, ESG & Private	\$57,515
Fort Bend Family YMCA	Private	\$777,000
Fort Bend Lawyers Care	Private	\$23,128
Fort Bend Seniors Meals on Wheels	State & Private	\$83,474
Literacy Council of Fort Bend County	Private	\$43,500
<b>Total</b>		<b>\$1,575,885</b>

## Managing the Process

### **1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.**

The City of Sugar Land is the Lead Agency for the CDBG Program and operates under the Council-Manager form of government. Under this system, the City Council appoints the City Manager, who acts as the chief executive officer of the government. The City Manager carries out policy and administers city programs. All department heads -- including the City Attorney, Police Chief and Fire Chief, are ultimately responsible to the City Manager. The Community & Environmental Services Department manages the CDBG program and oversees the development of the Consolidated and Annual Action Plans, the subrecipient agencies responsible for carrying out the program and the reporting of results through IDIS and the CAPER.

### **2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.**

In PY 2008, the City of Sugar Land is obligated to develop a 5-Year Consolidated Plan using 2000 Census data, updated 2005-2007 average American Community Survey data from the Census Bureau and other pertinent primary and secondary data. This third Consolidated Plan covers PY 2009-PY 2013. The process of developing the Consolidated Plan involved:

- a. using as much reliable data as was available as well as the City’s 2004 Consolidated Plan and subsequent Annual Action Plans as benchmarks;
- b. updating the demographic data with information provided through a number of data providers, including the U. S. Department of Housing and Urban Development (HUD), the Census Bureau, the Texas State Data Center, the State of Texas, the U.S. Departments of Labor, Education, and Health; and
- c. obtaining maximum input into the process and the resulting information from residents, city departments, the Fort Bend County Community Development Department, developers, surrounding jurisdictions, nonprofit agencies, and

regional agencies including the Houston-Galveston Area Council (the regional COG) and the Coalition for the Homeless of Houston/Harris County.

The City of Sugar Land uses consultants to assist in the management of the CDBG program. These consultants work regularly with public agencies under whose umbrella the City falls, such as the State and Council of Governments. Through consultations with these agencies, the consultants ensure that the data and the plans of each agency are considered in the City's Consolidated Planning Process. In addition, the plans of other city departments, including the Capital Improvement Program (CIP) and the current Comprehensive Plan, form a foundation for the Consolidated Plan. Surrounding CDBG Entitlement Jurisdictions have also been consulted to better ensure a more cohesive county-wide provision of services.

**3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.**

The City of Sugar Land will continue to provide forums for public and private agencies to interact and develop collaborations and coordinated services. Many of the agencies funded through CDBG work in concert to provide comprehensive services to their clients. All of the agencies are encouraged to provide to their clients information and referrals to other agencies providing needed services. The City of Sugar Land's consultants provide technical assistance to agencies for capacity building as well as for building multi-agency collaborations.

The City will continue to encourage Fort Bend Lawyers Care to provide legal assistance to clients of Fort Bend CORPS, Fort Bend County Women's Center, Fort Bend Children's Advocacy Center and Fort Bend Seniors. The City will continue to encourage collaborations and interactions between Fort Bend Children's Advocacy Center, Fort Bend Community Partners and Fort Bend County Women's Center, all of which provide services to children experiencing distress.

**Citizen Participation**

**1. Provide a summary of the citizen participation process.**

The City of Sugar Land is committed to involving all residents in its programs. The City hosts numerous public hearings and public meetings to involve all interested residents. The Community & Environmental Services Department works directly with the Homeowner's Associations (HOAs) in Sugar Land, and with the CDBG program now under this department, more involvement from the HOAs and their residents is anticipated. Additionally, during quarterly monitoring of public service and housing rehabilitation providers, the City's consultants ask for input into the planning process and solicit names and contact information for residents who may have complaints or information that has been unvoiced.

This Action Plan was developed in conjunction with the new 5-Year Consolidated Plan. As part of the overall planning process, the City of Sugar Land hosted two public meetings and two public hearings. The public meetings were informal round-



tables to solicit concerns, issues and information from residents, business leaders and service providers. The first public hearing was to garner information from attendees and provide a pre-application workshop for prospective applicant agencies for funding. The second public hearing was tied to the 30-day public comment period and gave residents and interested parties an opportunity to publicly voice their opinions of the plans or to have questions regarding the CDBG program and the proposed plans answered. Both the public meetings and public hearings were advertised in the general-circulation newspaper as well as at City Hall and on the City website. Copies of the advertisements are included as attachments in the PY 2009 Annual Action Plan.

The public meetings and hearings discussed the CDBG program, the Consolidated Planning process, Fair Housing rights and issues, eligible activities and then opened the floor to comments, concerns, the ranking of issues and recommendations. The second public hearing discussed proposed funding allocations for PY 2009. An on-line survey was posted on the City's website and paper copies were available at the public meetings and first public hearing for non-electronic responses. These surveys asked individuals to prioritize issues within the community and asked agencies to explain their services and detail barriers clients face in securing decent, safe and fair housing. Copies of the presentation and a summary of the comments/priorities from the public hearings and interviews with involved agencies have been included in the PY 2009-2013 Five-Year Consolidated Plan.

## **2. Provide a summary of citizen comments or views on the plan.**

No written comments were received on the Action Plan during the comment period of July 2, 2009 through August 3, 2009.

## **3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.**

The City of Sugar Land continues to attempt to broaden public participation in the development of the Consolidated Plan and Annual Action Plans. Outreach during the development process included notifying the HOAs of the planning process and opening the HOA meetings for discussion when Community & Environmental Services Department was present. The City also requested that each service agency attending the pre-application workshop encourage and assist their clients to complete the on-line survey and/or contact the City with comments. The City works with the Literacy Council of Fort Bend County to notify and solicit input from residents with limited English proficiency. Agencies serving the disabled are also encouraged to make clients aware of the CDBG program and plans and to assist clients in accessing, understanding and commenting on the Consolidated Plan during the 30-day comment period.

In order to broaden attendance at the public hearings, the City of Sugar Land has hosted one public hearing in a community building next to the Chimneystone Target Area where the major investment in park enhancements will occur over the next two years. One public meeting held prior to the official public hearing was held at the City's Community Center near the Mayfield Park Target Area.

**4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.**

The City of Sugar Land accepts and reviews all public comments and responds as needed.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

## **Institutional Structure**

**1. Describe actions that will take place during the next year to develop institutional structure.**

The Community & Environmental Services Department of the City of Sugar Land began managing the CDBG in PY 2008 and will continue to manage the program, with the assistance of contract consultants, in the foreseeable future. The contract consultants will continue to provide technical assistance to the Community & Environmental Manager in CDBG program matters. The Community & Environmental Manager also will attend local training provided by the Houston HUD office and will attempt to attend other HUD trainings and webcasts as needed.

## **Monitoring**

**1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.**

The City of Sugar Land's monitoring strategy is designed to assist staff in fulfilling its regulatory obligation in monitoring subrecipients, including city departments, as well as assist subrecipients in best serving their consumers. The primary purpose for this monitoring strategy is to ensure proper program performance, financial performance and regulatory compliance in accordance with HUD regulations. The secondary purpose is to ensure that the funded agencies are providing the best and most cost effective services possible and that they are positioned to access additional funding from non-HUD sources. In addition, a tertiary purpose is to ensure that the funded agencies are provided the best technical assistance possible to enhance their capacity and service delivery systems.

The Community & Environmental Services Department will continue to be responsible for ensuring that each subrecipient, including each recipient city department, is adhering to their approved scope of service, budget and service schedule. Each subrecipient agency or City department must also abide by the regulatory guidelines set forth by HUD in providing benefits to low-moderate income persons and/or eliminating a slum or blighted condition.

The monitoring process is an on-going one of planning, implementation, communication and follow-up. Under normal circumstances, monitoring is conducted two to three times per year. However, if the activity or program is considered to have a high-risk of non-compliance, a more frequent monitoring schedule is developed based on these factors and the nature of the activity or program being performed. High risk programs include multiple activities by one agency, programs undertaken by any one subrecipient or city department for the first time, programs undertaken by small agencies with limited capacity and programs undertaken by an agency or department with a history of staff turnovers, reporting problems, or monitoring issues. Projects with a short time-frame, such as summer programs for youth, will be monitored once during the year but also may be visited by staff or consultants at the beginning of the program. One-time special projects, such as the delivery of school supplies for disadvantaged youth, will be overseen by the Community & Environmental Services Department staff member or consultant.

Monitoring provides a basis for assessing a program's operations and identifying problems. In addition, it allows the City to obtain ongoing data for use in determining program achievement. Evaluations will summarize monitoring findings and program goals, and they will measure the progress toward meeting those goals during the provision of services.

The Community & Environmental Services Department has the responsibility for overall CDBG performance and Consolidated Plan compliance, including the performance of its subrecipients. Clear record keeping requirements are essential for grant accountability. Responsibility for maintaining many of the records is assigned to the subrecipients and contracted city departments. This responsibility includes documenting activities with special requirements, such as necessary determinations, income certifications or written agreements with beneficiaries, where applicable.

The monitors make site visits to the activities or projects of each subrecipient or contracted city department. The monitoring process consists of the monitors examining time records, client files, financial records and CDBG-funded equipment or machinery. The monitors discuss security measures that a subrecipient or city department has in place to avoid theft of federally-funded purchases, if applicable. The monitors examine all CDBG-funded equipment or machinery for the City's identification number. This examination is done to ensure that any equipment or machinery purchased with CDBG funds is being used to meet a national objective and to ensure that any equipment purchased with CDBG funds through a subrecipient will be used to meet said objective.

At the beginning of each Program Year, the Community & Environmental Services Department and consultants meet with each subrecipient to provide reporting forms, discuss expectations and enter into a 12-month contract for services. Before the Community & Environmental Services Department and/or consultants conduct the actual monitoring visit, a pre-monitoring contact is made with the designated person(s) at the subrecipient agency or city department to discuss the overall expectations, information to be viewed and site visits. This initial contact allows staff and consultants to discuss solutions to possible problems that may have occurred from past experiences with a particular subrecipient or city department.

The procedure for conducting the monitoring consists of the following:

1. Prior to the actual award contracts, the Community & Environmental Services Department and consultants hold a meeting at City Hall with each subrecipient. At that time the monitoring procedures, reporting procedures and expectations are discussed and reporting forms are provided in hard-copy and electronic formats.
2. If necessary, an additional one-on-one interview at the subrecipient's office is performed to further explain expectations.
3. At least twice during the year, each subrecipient is notified of a date, time, place and information to be viewed and discussed.
4. A conference is held with a Board Member, Executive Director, Department Head and staff persons working with or salaried through the program or activity being funded.
5. The actual monitoring visit is conducted by viewing documentation such as random client files, and if applicable, viewing rehabilitated sites, structures and the like. The monitor then completes the monitoring interview form that is maintained in the subrecipient's file at the City.
6. Monitoring visits conclude with the Community & Environmental Services Department or consultants advising the subrecipient of any deficiencies.
7. When/if deficiencies or findings occur, a monitoring letter is transmitted to the subrecipient advising of the deficiencies, findings (which are violations of laws or regulations which can result in the deobligation of funds) or concerns (which could result in a finding if not properly corrected).
8. The Community & Environmental Services Department and consultants then work with the subrecipient to assist in rectifying the deficiencies, concerns or findings.

During a monitoring visit the monitors have the right to view any and all files that are related to a particular program or activity that is being funded with CDBG funds.

- Monthly Beneficiary and Progress Reports for city departments are due on or before the 10<sup>th</sup> of each month. Continual delays may affect future allocations.
- Monthly Beneficiary, Progress and Expenditure Reports for subrecipients are due on or before the 15<sup>th</sup> of each month. Continual delays in the submissions of these reports will affect this grant allocation and future allocations.
- Copies of invoices, canceled checks, etc. are requested as documentation along with the Monthly Beneficiary, Progress and Expenditure Reports.
- Any subrecipient that receives \$500,000 or more in federal funds in one (1) year must have an independent audit performed which complies with the OMB Circular A-133 Single Audit Act.

In addition to the on-site monitoring, each subrecipient is required to submit monthly, bi-monthly or quarterly reports that include reimbursement requests with all back-up documentation and a cost control summary report, client lists, client summary reports and Board of Directors meeting minutes. For the first submission of the program year and any subsequent submissions when there have been staff changes, the subrecipient must submit an employee data report detailing the age, gender and race/ethnicity of staff members by job title. The Community & Environmental Services Department and/or consultants review each packet of information for completeness and accuracy and no reimbursements are made until the packet of information meets city standards.

The Public Works Department is responsible for monitoring all CDBG-funded infrastructure construction and rehabilitation activities. All such activities are

monitored for Davis-Bacon Wage Rate compliance. Activities that provide any type of housing assistance are monitored for compliance with Fair Housing and Equal Opportunity (FHEO) laws. City staff also reviews projects for compliance with the Lead-Based Paint Ordinance, housing quality standards, city building codes and other rules, as appropriate. For infrastructure and other projects that fall under the regulations of the Davis-Bacon Act, the responsible city department works with the Community & Environmental Services Department and consultants to ensure that all applicable EEO and Davis-Bacon posters are posted at the job site and employee interviews are conducted. Bid packets, contracts, certified payrolls and other documents pertaining to the project may be maintained in the offices of the responsible department subject to review by the Community & Environmental Services Department and/or consultants. If the responsible department houses the construction documentation, it will provide the Community & Environmental Services Department with a list of all documents by folder or binder and the list will be maintained in the CDBG files.

The City of Sugar Land's CDBG program must meet all requirements set forth by the U.S. Department of Housing and Urban Development and the Office of Management and Budget. The City conducts an independent audit annually to ensure that CDBG funds are used in accordance with program requirements.

The monitoring strategy is designed to be an effective, productive and collaborative effort between the City's Community & Environmental Services Department, its consulting team and subrecipients or contractors of the CDBG program to assist them in efficiently providing the best services to low-moderate income residents of Sugar Land.

## **Lead-based Paint**

- 1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

The City requires that its housing rehabilitation subrecipient, the Fort Bend CORPS, evaluate every house to be rehabilitated for lead-based paint hazards. If the rehabilitation will disturb any exteriors or interiors that have paint, a lead-based paint test is performed. The housing rehabilitation subrecipient contracts to certified lead testers for all lead-based paint tests and contracts to certified contractors for all ameliorations required when lead-based paint is found in homes where the repairs or rehabilitation will disturb the paint. In addition, the Fort Bend CORPS alerts residents of older housing of the lead-paint and other lead poisoning hazards and provides information regarding testing and amelioration.

The City, through its contract with Fort Bend CORPS as a housing rehabilitation subrecipient, will continue to provide information to neighborhood organizations, applicants for rehabilitation work and interested residents regarding lead poisoning and hazards and how to identify problems, receive blood tests and access treatment.

**HOUSING**

**Specific Housing Objectives**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

**1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.**

The City of Sugar Land places a high priority on the minor rehabilitation of owner-occupied homes in Sugar Land. To most efficiently and effectively carry out housing rehabilitation, the City contracts with the Fort Bend CORPS, a non-profit agency that blends CDBG funds with CenterPoint corporate funds for energy efficiency retrofits and private funds and volunteers to rehabilitate as many Sugar Land homes as possible. While all low-moderate income homeowners are eligible, the agency focuses on elderly and disabled homeowners. In addition, the agency works with Fort Bend Lawyers Care to assist applicants in cleaning up titles to their homes.

During PY 2009, the Fort Bend CORPS anticipates providing housing rehabilitation to 10 homes using CDBG funds.

**Table 5 – PY 2009 Housing Rehabilitation Activities**

<b>Matrix Code</b>	<b>Project</b>	<b>Priority</b>	<b>PY 2009 Proposed Objectives</b>	<b>PY 2008 Funding</b>
14A Single Family Rehab	Fort Bend CORPS	High	10 houses	\$84,735
<b>Total PY 2009 Funds for Housing</b>				<b>\$84,735</b>

**2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.**

The Fort Bend CORPS will expend \$84,735 in City of Sugar Land CDBG funds and will leverage that allocation with \$89,637 in private corporate, foundation and individual donations. With these funds, the Fort Bend CORPS will provide minor housing rehabilitation and energy efficiency retrofits to 30 homes, including 10 funded partially or wholly through its CDBG allocation. The minor rehabilitation will include any retrofits for making the homes accessible and safe for the disabled and frail elderly, interior and exterior repairs, energy efficiency retrofits and, where indicated, lead-based paint testing and amelioration.

## **Needs of Public Housing**

- 1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.**
- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.**

There is no public housing agency that serves the City of Sugar Land.

## **Barriers to Affordable Housing**

- 1. Describe the actions that will take place during the next year to remove barriers to affordable housing.**

The City of Sugar Land has reviewed its public policies to determine their impact on affordable housing. The City found that there were no policies that contributed to the concentration or prohibition of racial/ethnic minorities and no city building codes or ordinances that would limit the development or improvement of affordable housing in Sugar Land. The City's policy is to review any complaints regarding barriers to affordable or fair housing to determine the cause of the complaint and to assure that no city policies or procedures are inadvertently causing any fair housing problems. In addition, the City appointed the Community & Environmental Manager as the Fair Housing Officer who will be responsible for receiving complaints from the public and developing appropriate remedies to address unfair housing issues.

## **HOME/ American Dream Down payment Initiative (ADDI)**

- 1. Describe other forms of investment not described in § 92.205(b).**
- 2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.**
- 3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:**



- a. **Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.**
  - b. **Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.**
  - c. **State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**
  - d. **Specify the required period of affordability, whether it is the minimum 15 years or longer.**
  - e. **Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.**
  - f. **State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**
- 4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:**
- a. **Describe the planned use of the ADDI funds.**
  - b. **Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.**
  - c. **Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.**

Not Applicable. The City of Sugar Land is not a HOME Participating Jurisdiction.



## HOMELESS

### Specific Homeless Prevention Elements

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

- 1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.**

The City of Sugar Land does not expect to receive any funds during the next year to address homeless needs or to prevent homelessness. The Fort Bend County Women’s Center which serves victims of domestic violence from Fort Bend County, including Sugar Land, will be awarded \$4,241 in Sugar Land CDBG funds and anticipates receiving \$57,515 in McKinney-Vento and private funds for Sugar Land residents.

- 2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.**

In the PY 2009 – 2013 Consolidated Plan, the City of Sugar Land has placed a high priority on serving victims of domestic violence. Based on information provided by the Fort Bend County Women’s Center, there are approximately 110 Sugar Land women each year that require the services of the Center, including emergency shelter. During this Program Year, the City will provide \$4,241 in funding to the Fort Bend County Women’s Center to assist in the costs of operating their emergency shelter for victims of domestic violence, including the anticipated 110 Sugar Land residents.

There are no facilities in the City of Sugar Land or the remainder of Fort Bend County addressing the needs of the general homeless community. Family Promise provides shelter in churches on a rotating basis to approximately three families at any given time. Since their inception they have served approximately three Sugar Land families. They have not applied to the City for CDBG funds, however the City is committed to providing them technical assistance to increase their capacity and ability to manage federal and state dollars.

While the only obstacle in meeting the needs of victims of domestic violence is available funding, the primary obstacle in meeting the needs of the general homeless population is the availability and accessibility of services, shelters and housing. There is no local homeless coalition to be a conduit for Continuum of Care funds and Sugar Land does not receive Emergency Shelter Grant funding. Fort Bend County, including Sugar Land, falls under the umbrella of the Coalition for the Homeless of Houston/Harris County and the majority of the pro rata shares for Fort Bend County and Sugar Land is used by the Houston/Harris County agencies. The Fort Bend County Women's Center is the only agency within an accessible proximity to Sugar Land that receives any McKinney-Vento funding.

**3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.**

There is no agency serving the chronically homeless population in the City of Sugar Land and the City does not receive Emergency Shelter Grant funding. Therefore, there are no action steps planned to address chronic homelessness. The lack of viable funding as well as housing and service providers presents the primary barrier to identifying and serving the general homeless population, including the chronic homeless individuals and families.

**4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.**

Currently, there are no agencies or programs to provide emergency assistance or tenant-based rental assistance to those facing homelessness in Sugar Land. The City will continue to make a concerted effort to identify and build capacity in an agency(ies) that can provide emergency utility, rental or mortgage assistance to prevent eviction and to provide longer-term tenant-based rental assistance.

**5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.**

This is not applicable to Sugar Land. There are no shelter, transitional living, substance abuse residential treatment, mental health or other facilities in Sugar Land. Therefore, there is no discharge from a facility to homelessness or shelter that can be coordinated.

**Emergency Shelter Grants (ESG)**

**(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.**

Not Applicable to the City of Sugar Land.

**COMMUNITY DEVELOPMENT**

**Community Development**

\*Please also refer to the Community Development Table in the Needs.xls workbook.

- 1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.**

The City of Sugar Land has a general priority of ensuring that the infrastructure of the City is equal in all geographic areas and that all residents have equal access to services. As a result, the City has developed the following priority table that is also repeated within the Community Development Needs Table in the CPMP "Needs" Excel file.

**Table 6 – Community Development and Housing Needs and Priorities**

Matrix Code	Activity	Presumed Need (estimates)	Priority (H, M, L)
<b>Target Area-Based Activities (Low-Mod Income Area)</b>			
03	Public Facilities (General)	Adequate	M
03D	Youth Centers	1 needed	M
03F	Parks, Recreational Facilities	150 acres of mini- and neighborhood parks ~9,500 linear feet of trails 1 recreation center Improvements to 6 parks in target areas	H
03I	Flood Drainage	~2,500 feet in target areas	H
03J	Water/Sewer Improvements	~500 feet in target areas 2 lift stations in target areas or serving target areas	M
03K	Street Improvements (including street lighting)	~89,400 square feet in target areas 8,500 new & retrofit street lights for energy efficiency	H
03L	Sidewalks	~1,615 linear feet in target areas (replacement) ~9,500 linear feet in target areas (new)	H
03O	Fire Stations/ Equipment	Adequate	M
03P	Health Facilities	Adequate	L
03R	Asbestos Removal	privately managed	L
04	Clearance/Demolition	30+ sites	M
04A	Cleanup Contaminated Sites	30 sites	M
05I	Crime Awareness	adequate	L

14E	Commercial/Industrial Rehabilitation	10+ sites	L
15	Code Enforcement	250+ lots	M
16B	Non-residential Historic Preservation	10+ sites	M
18A	Economic Development Direct Assistance to For-Profits	4B Corporation to handle	L
18B	Economic Development Technical Assistance	4B Corporation to handle	L
18C	Micro-Enterprise Assistance	4B Corporation to handle	L
<b>Low-Mod Income Clients or Households (any area)</b>			
03A	Senior Centers	improvements/expansion/1 more needed	H
03B	Handicapped Centers	2 needed	M
03C	Homeless Facilities	adequate	L
03M	Child Care Centers	adequate	L
03Q	Abused/Neglected Children Facilities	adequate	L
05	General Public Services	1,500+ low-mod income	M
05A	Senior Services	2,250+ seniors	H
05B	Handicapped Services	3,802 adults	M
05C	Legal Services	250+ low-mod income	M
05D	Youth Services	2,500+ youth	H
05E	Transportation Services	764 individuals	H
05F	Substance Abuse Services	1,900 individuals	M
05G	Domestic Violence Services	110 families per year	H
05H	Employment Training	2,300 adults	M
05J	Fair Housing Activities	adequate	L
05K	Tenant/Landlord Counseling	adequate	L
05L	Child Care Services	1,000+ children	M
05M	Health Services	15,840 adults + 5,684 children	M
05N	Abused/Neglected Children Services	120 children	M
05O	Mental Health Services	750 individuals	M
05P	Lead-based Paint/Lead Hazard Screening	2,679 units	M
05R/13	Homeownership Assistance	3,351 w/ cost burden 4,890 need homebuyer assistance	M

05S	Rental Housing Subsidies	1,018 w/ cost burden	M
05T	Security Deposits	750 households	L
06	Interim Assistance	2,030 households	M
12	Construction of Housing	434 owner occupied; 397 renter occupied	L
14A	Single Family Housing Rehabilitation	4,299 units	H
14B	Multi-family Housing Rehabilitation	584 units	M
14F	Energy Efficiency Improvements	10,000+ units	H
14G	Acquisition for Rehabilitation	< 100 units	L
14I	Lead-based Paint Abatement	2,679	M
16A	Residential Historic Preservation	< 100 units	M
19C	Non-profit Capacity Building	10+ agencies	M
19D	Assistance to Institutes of Higher Learning	1 community college 1 upper division university.	L
19E	Operation and Repair of Foreclosed Properties	25 properties	L

\*Shaded activities indicate those to be funded in PY 2009

The Consolidated Plan outlines the level of need, the obstacles to meeting the needs and the strategies for addressing the greatest number of needs in the City of Sugar Land.

**2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.**

**\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.**

The priority given to each category of the needs table is based on several factors:

- Level of available CDBG funding against program cost
- Location of need for area-based projects (within CDBG Target Area)
- Level of physical need described in City Comprehensive Plan and/or Parks Master Plan for public facilities and infrastructure
- Number of households or people in need based on Census, State and local data from a variety of sources

- Level of need described in applications for subrecipient funding and numbers served by subrecipients in the past
- Availability and capacity of agencies to address the need if funded
- Results of an on-line survey of needs, described in the Consolidated Plan

For PY 2009, the City of Sugar Land will fund the following activities:

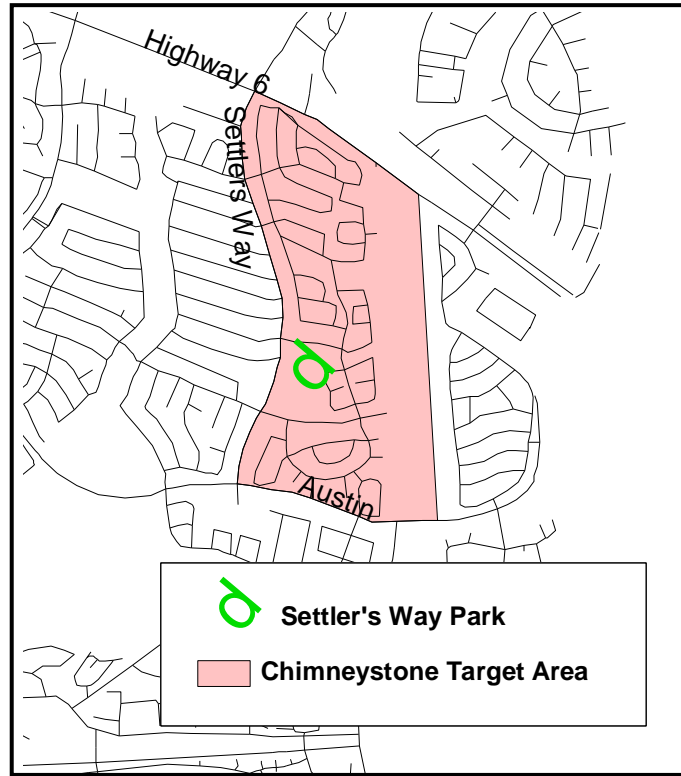
**Table 7– PY 2009 Community Development Activities**

<b>Matrix Code</b>	<b>Project</b>	<b>Priority</b>	<b>PY 2009 Objectives</b>	<b>PY 2009 Funding</b>
<b>Infrastructure &amp; Parks Improvements</b>				
03F Parks Improvements	Install improvements in Settlers Way Park in Chimneystone Target Area	High	492 people	\$162,864
<b>Infrastructure &amp; Public Improvements Total</b>			<b>492 people</b>	<b>\$162,864</b>
<b>Public Services</b>				
05N Abused & Neglected Children	Child Advocacy Center of Fort Bend County	Medium	69 people	\$11,500
05C Legal Services	Fort Bend Lawyers Care	Medium	52 people	\$7,500
05 General Public Services	Literacy Council of Fort Bend County	Medium	168 people	\$12,500
05 General Public Services & 05D Youth Services	Fort Bend Family YMCA Children/Youth Sports Scholarships	Medium	40 people	\$3,000
05N Abused & Neglected Children	Fort Bend Community Partners' Rainbow Room	Medium	60 people	\$6,000
05A Senior Services	Fort Bend Seniors Meals on Wheels	High	5 people	\$6,100
05G Battered & Abused Women	Fort Bend County Women's Center	High	110 people	\$4,241
<b>Public Services Total</b>			<b>504 people</b>	<b>\$50,841</b>
<b>Administration</b>				
21A Administration	CDBG Program Administration	High	N/A	\$40,500
<b>Total Administration</b>			<b>N/A</b>	<b>\$40,500</b>

All of the activities to be funded, with the exception of the improvements to Settlers Way Park will have a city-wide focus and be based on the qualifications of the individual clients, regardless of geographic area. Settlers Way Park is located in Chimneystone and will serve that CDBG Target Area.



**Figure 2 – Chimneystone Target Area & Settlers Way Park**



**Table 8 – Demographics of Chimneystone Target Area**

Tract-BG	Area Name	# Low-Mod	Total Pop	% Low-Mod
674100-3	Chimneystone	492	2,013	24.4

The City of Sugar Land has a 2008 exception from the U.S. Department of Housing and Urban Development (HUD) allowing CDBG target areas to have a low- to moderate-income population of only 22.4 percent rather than the 51 percent required of most Entitlement Jurisdictions. The website that details the exceptions for Entitlement Jurisdictions throughout the United States is located at: <http://www.hud.gov/offices/cpd/systems/census/lowmod/exception.cfm>.

**Antipoverty Strategy**

**1. Describe the actions that will take place during the next year to reduce the number of poverty level families.**

The City of Sugar Land uses CDBG dollars to assist public service agencies in providing services that enhance the employability of its clients. Using CDBG dollars, the City will fund:

- English as a Second Language (ESL) and general literacy education for those with limited English proficiency or who are functionally illiterate. By increasing the literacy level of these residents, most of whom are very low- and low-income, the program is providing the necessary skills for

accessing higher-paying jobs and improving their quality of life. The Literacy Council of Fort Bend County will serve 168 individuals in PY 2009 with City of Sugar Land CDBG funding.

- Education and job training for victims of domestic abuse. The Fort Bend County Women's Center residents come to its shelter with virtually no resources or income and through the supportive services provided, they are able to secure employment that will allow them to move into independent living. In addition, the Fort Bend County Women's Center and Fort Bend Lawyer's CARE, also funded by the Sugar Land CDBG program, provide the legal assistance necessary to extricate the victims from their abusers and from other legal situations that might hamper their ability to secure employment and safe independent housing. The Fort Bend County Women's Center will serve 110 individuals in PY 2009 with City of Sugar Land CDBG funding.

The second approach to reducing poverty in Sugar Land is to reduce the cost of housing by providing rehabilitation assistance and reducing property taxes. Housing rehabilitation activities help ensure that the low-moderate income homeowners, particularly the elderly and disabled, are able to remain in their homes and preserve the value of their property. As more and more of the elderly homeowners are opting for setting up reverse mortgages, preservation of their property values directly impacts the amount of the lump-sum or monthly payments that they can receive from this HUD-sponsored program. As the cost of living decreases, the amount of disposable income increases. The Fort Bend CORPS will use City of Sugar Land CDBG funds in PY 2009 to provide housing rehabilitation to 10 homes.

The City's 4B Economic Development Corporation will continue to attract new employers to the City of Sugar Land. However, no CDBG funds will be used for this effort.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

**1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.**

While the City of Sugar Land does not limit its housing rehabilitation efforts to homes owned by the elderly or disabled, Fort Bend CORPS gives priority to these special needs households. Therefore, at least 80 percent of Fort Bend CORPS' housing rehabilitation efforts using CDBG funding will target low-moderate income elderly and disabled homeowners. Details regarding the housing rehabilitation program can be found above in the housing section of this Action Plan.

Through the allowable Public Services funding, the City of Sugar Land will provide \$6,100 to Fort Bend Senior Meals on Wheels program to provide hot home-delivered meals to 5 elderly and frail elderly in Sugar Land. These meals will ensure proper nutrition for home-bound elderly that will result in fewer illnesses and hospitalizations, as well as a longer, higher quality life.

Also, through the allowable Public Services funding, the City of Sugar Land will provide \$4,241 to Fort Bend County Women's Center to support the programs for 110 victims of domestic violence. These services will provide a safe haven, quality shelter, counseling, education and job training for those women escaping abusive situations.

**2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.**

In addition to the CDBG funding of \$6,100 to Fort Bend Seniors Meals on Wheels and \$4,241 to the Fort Bend County Women's Center, the City anticipates an additional \$83,474 in services to be provided to Sugar Land residents by Fort Bend Seniors and \$57,515 in services to be provided to Sugar Land residents by the Fort Bend County Women's Center during PY 2009.

### Housing Opportunities for People with AIDS

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

**1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.**

**2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.**

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Not Applicable, as the City of Sugar Land receives no HOPWA funding.

### **Specific HOPWA Objectives**

**Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.**

Not Applicable, as the City of Sugar Land receives no HOPWA funding.

## Other Narrative

**Include any Action Plan information that was not covered by a narrative in any other section.**

## ATTACHMENTS

Certifications

Projects from CPMP "Projects" Excel File

Public Notices

*Note: Copies of the on-line resident survey and the Public Hearing presentations are included in the PY 2009-2013 Five-Year Consolidated Plan Attachments*