



# CDBG PY 2019 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

*Prepared by the Community Services Department*



## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The U. S. Department of Housing and Urban Development (HUD) requires, as part of the Consolidated Plan process, the submittal of a Consolidated Annual Performance and Evaluation Report (CAPER) to document the implementation and utilization of HUD funds. HUD uses the CAPER to perform a comprehensive performance review of yearly progress in meeting stated goals and objectives contained in the Con Plan and the annual Action Plan, as required by HUD regulations 24 CFR 91.525.

The City of Auburn (City) was successful in carrying out its Program Year (PY) 2019 (June 1, 2019 - May 31, 2020) Action Plan. All planned projects reflect citizen input and priorities established within the 2015-2019 Consolidated Plan. Funded projects and the allocated amounts:

- Housing Rehabilitation and Delivery – \$50,000
- Homelessness Prevention – \$26,000
- New Housing Purchase Construction and Delivery – \$145,427
- Public Improvement - Street Re-surfacing – \$121,606
- Youth Supportive Services – \$30,500
- Family Supportive Services – \$16,500
- Senior Supportive Services – \$16,000
- Program Administration – \$91,750
- Housing Services – \$65,000
- Demolition and Clearance – \$10,000

During PY 2019, the major initiatives accomplished using CDBG funds included home and initial site design for construction of a new affordable housing subdivision, the improvement of public infrastructure, and public service activities that primarily benefit low- and moderate-income (LMI) persons. Rental, utility, mortgage, and homeless emergency assistance drastically surpassed the 2015-2019 Consolidated Plan goals. In addition, Section 108 funds were used to expand economic opportunities available to LMI persons.

Planned and actual outcomes for each project are summarized in Table 1.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing Rehabilitation and Delivery	Affordable Housing	CDBG: \$115,000	Homeowner Housing Rehabilitated	Housing Unit	40	26	55%	8	3	38%
Homeless Emergency Shelter	Homeless	CDBG: \$26,000	Homeless Prevention	Persons Assisted	1275	1037	68%	470	261	56%
Land Acquisition	Affordable Housing	CDBG: \$20,000			10	9	80%	1	0	0

Street Resurfacing	Public Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$121,606	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	175	350%	50	50	100%
Youth Supportive Services	Non-Housing Community Development	CDBG: \$30,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	2536	338%	500	454	91%
Family Supportive Services	Non-Housing Community Development	CDBG: \$16,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	-	313	-	40	163	408%
Senior Supportive Services	Non-Homeless Special Needs	CDBG: \$16,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1150	2825	246%	300	737	246%
Program Administration	Program Administration	CDBG: \$91,750			-	-	-	-	-	-
New Housing Delivery	Affordable Housing	CDBG: \$136,427			15	-	-	3	-	-

Homeowner Assistance	Affordable Housing	CDBG: \$9,000	Other	Housing Units	10	4	40%	3	-	-
Demolition and Clearance	Affordable Housing	CDBG: \$10,000	Building Demolished	Buildings	5	5	100%	2	1	50%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

**PRIORITY #1:** To construct new affordable housing for LMI persons. CDBG funds were used for home design and site engineering for the construction of seven new affordable homes.

**PRIORITY #2:** To provide rehabilitation assistance to three (3) LMI homeowners by upgrading the existing stock of affordable housing through rehabilitation of structures classified as substandard, but suitable for rehabilitation, and construction of new housing.

**PRIORITY #3:** To improve public infrastructure. Specifically, street resurfacing in an area of LMI and minority concentration.

**PRIORITY #4:** Public services projects assisted 1,608 LMI persons during PY 2019, including youth, seniors, and the homeless or those at risk of becoming homeless.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	323
Black or African American	1285
Asian	9
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>1,608</b>
Hispanic	0
Not Hispanic	1,608

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

During FY19, the City funded housing and public service programs that benefited 1,608 Auburn citizens to provide decent housing and a suitable living environment. Funds were used for housing rehab programs to make housing repairs to LMI housing units. Funds were also allocated to public service programs to assist LMI households with utility, rental, mortgage assistance, to provide food and supportive services to elderly citizens and to address the needs of area youth and homeless persons.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	592,783	344,213
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Section 108	Section 108	2,106,185	256,863
Other	Program Income	100,000	100,508

Table 3 - Resources Made Available

### Narrative

Table 3 summarizes the resources made available to the City for PY 2019 and the actual amount expended during PY 2019. The City drew down funds as projects progressed. Some projects often span more than one program year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100%	100%	Entitlement Community

Table 4 – Identify the geographic distribution and location of investments

### Narrative

During PY 2019, the City chose not to allocate its CDBG resources to a specific targeted geographic area. Not selecting a specific target area allowed the City to invest CDBG funds in areas throughout the City to assist LMI households and individuals wherever they reside.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City attempts to leverage grants and other funding, when appropriate, to meet the objectives of the Annual Action Plan, utilizing a combination of public and private funds.

The only private funding leveraged by the projects undertaken by the City's Homeownership Assistance (down payment and closing cost) provided by the City to LMI homebuyers. Under this program, a private mortgage lender provides first mortgage financing and the City provides a second mortgage as a down payment for qualified applicants. Typically, the second mortgage represents 20 percent of the cost of the house, thereby incentivizing the lender to provide 80 percent of the financing. New home construction is scheduled to begin September 2020.

During PY 2019, there were no CDBG funds allocated towards activities to support Economic Development Section 108 loans. However, CDBG funding in previous years resulted in 14 businesses assisted with Section 108 Loan funds.



## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	8	3
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>8</b>	<b>3</b>

Table 6 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City has not achieved its PY 2019 outcomes for production of new housing to date but are still making strides. The City and the North Auburn Housing Development Corporation (NAHDC) completed the initial design and development of the affordable housing subdivision in PY 2019. The site improvement project has been completed, and the NAHDC anticipate housing construction to commence by September 2020.

Affordable housing units are consistently a top priority. An ongoing challenge for the City is the acquisition of available residential building lots for construction of affordable housing. Title issues that must be cleared up before the seller has the legal right to sell the property and the lack of landowners willing to sell at reasonable values are common problems the City encounters.

**Discuss how these outcomes will impact future annual action plans.**

Outcomes impact future Annual Action Plans as they provide an assessment of the City’s success in meeting outcomes and established goals. The ACSD will continue to monitor outcomes on a monthly basis to assess progress toward meeting the goal of increasing the number of new affordable housing units. Future Annual Action Plans will provide additional information on activities that are currently in development. The outcome that we are expecting should exceed our goals for the number of affordable housing units.

Three (3) housing units received emergency repair assistance under the CDBG housing rehabilitation project.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>3</b>	<b>0</b>

**Table 5 – Number of Households Served**

**Narrative Information**

Three (3) housing units received emergency repair assistance under the CDBG housing rehabilitation project. All income categories of households served are depicted in Table 7.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The 2015-2019 Consolidated Plan identifies homelessness as a low priority need in the City. Therefore, limited CDBG funds were allocated in the PY 2019 Action Plan for outreach to homeless individuals.

During PY 2019, the City continued to work with the local Continuum of Care (CoC) agency serving the City, Alabama Rural Coalition for the Homeless (ARCH), which serves as the Collaborative Applicant and Homeless Management Information System (HMIS) lead agency for the Balance of State Continuum of Care for the 42 rural counties in the state of Alabama.

One of the best source of information for determining the extent of homelessness in a jurisdiction is the Point-in-Time (PIT) count conducted each year by volunteers seeking out unsheltered homeless individuals. ARCH conducts the annual homeless count, which is a one-night activity with the purpose of determining how many persons are homeless and residing in a shelter on a given night. The 2019 analysis indicated that there is not the existence of a chronic homelessness problem in Auburn. Rather homelessness is most often the result of sudden dislocation caused by loss of job, family violence, illness, fire, or natural disasters. Therefore, the City's actions for the period covered by this Action Plan are those discussed here.

The City will continue collaborating with other service agencies to support programs and strategies that address the priority needs of homeless persons and families. During PY 2019, the City financially supported programs and services for the homeless through its CDBG Public Service funds. The City referred persons located, who required homelessness assistance, to appropriate agencies and services.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

During PY 2019, the City funded social service agencies that provide financial assistance to those who lost their homes due to tragedy, utility disconnections, family separations, emergency, etc. The ACSO is an active member of the Balance of State Continuum of Care and serves victims of homelessness via an emergency shelter program. The City's involvement is as an area resource.

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

During PY 2019, other public and private social service agencies provided needed services to individuals released from institutional facilities and homes. The ACSD will continue to explore opportunities to coordinate with such agencies to assist those extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care.

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

During PY 2019, the City along with Unity Wellness delivered homelessness prevention assistance for displaced citizens specific to emergency assistance and assistance to those persons at risk of becoming homeless. These expenditures also include assistance with supportive services.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

During PY 2019, the City executed a sub-recipient agreement with the Auburn Housing Authority (AHA) to assist AHA families (adults and children) with educational activities, transportation, and family counseling/family development.

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

The City, in coordination with the AHA makes information concerning the City's affordable homeowner opportunities available to residents of public housing as well as coordinating with public housing staff any efforts to qualify residents for homeownership. The AHA also operates the Housing Choice Voucher Program (HCV) with the goal of expanding homeownership opportunities for families who are current HCV program recipients.

The Auburn Housing Authority undertakes a broad range of resident initiatives and programs as outlined in the 2015-2019 Consolidated Plan. During PY 2019, the City supported the AHA strategies to promote public housing residents involvement in the AHA policy development and the strategic decision-making process. The AHA encourages residents to become involved through participation with the Resident Advisory Board, which reviews AHA's proposed Annual Plan and meets regularly with the AHA staff to receive updates on major issues taking place at AHA and discuss issues relating to residents participation in governance, public housing programs, etc.

In addition, AHA staff works to promote the Family Self-Sufficiency (FSS) Program to public housing residents. The Program provides participants with job training opportunities, employment counseling, case management services, household skill training, and homeowner counseling.

In addition, the AHA and the City are working together to prepare public housing residents to become homeowners by becoming credit worthy, establishing good credit history, and creating personal savings.

### **Actions taken to provide assistance to troubled PHAs**

The AHA is a high performing PHA and does not have a troubled designation. Therefore, it is not necessary for the City to provide financial assistance or provide other assistance to remove such designation.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

No actions have been or are necessary to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing at the local level. The City maintains a coherent zoning ordinance with the ability to change as necessary. Building CODES are similar to the vast majority of Alabama cities. Fees and charges are reasonable. There are no policies negatively effecting return on residential development.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Obstacles to meeting underserved needs generally fall into category of available resources and affordable housing options. During PY 2019, the City addressed these obstacles as follows:

#### **Available resources**

- The City continued to support applications of various non-profit agencies.
- The City researched and pursued other grant opportunities to meet the underserved needs.
- The City continued to look for opportunities to leverage entitlement funding.

#### **Affordable housing options**

- The City worked with the NAHDC to use CDBG entitlement funds to complete design and site work for the new affordable houses slated for construction in PY 2020.
- The City continued to work with the AHA on their comprehensive housing strategy and resident development plan.
- The City continued to seek partnerships with other private sector providers, including financial institutions, to support construction of affordable housing units.

#### **Actions planned to foster and maintain affordable housing**

The City will continue its efforts to develop and support more affordable housing opportunities for LMI families. By coordinating with other non-profits, such as the NAHDC, the City will create new affordable housing opportunities in Auburn.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Under the Housing Rehabilitation and Repair programs, The ACSD undertakes Lead-Based paint testing on all units built prior to 1978 to determine if the unit contains lead paint. Applicants owning housing, accepted for assistance under the housing rehabilitation program, that were built prior to 1978 was tested for lead-based paint. If lead-based paint had been detected, the house would have been treated or abated in accordance with federal guidelines.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Most of the activities carried out with the city's allocation of CDBG funding have the positive impact of helping to reduce the burden of poverty within the Auburn community. The City's strategy continues to direct resources toward identifying and addressing the housing needs of LMI individuals, homeless and near homeless persons, and funding public services activities that assist poverty-level families.

The City's strategies and actions during PY 2019 to help families achieve economic and financial stability are as follows:

- Increase income through the work of the City's Economic Development Department to expand job opportunities. The City's economic development program includes the recruitment of new and expanding industries, assistance to existing industries and businesses, encouragement of entrepreneurial start-ups, and an innovative approach to job training and education.
- Work with the AHA, the faith-based community, and other local organizations to increase financial education, homebuyers counseling, and general financial literacy.
- Provide housing rehabilitation assistance to homeowners that do not have savings to make needed repairs.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The current institutional structure ensures all CDBG functions are performed in a coordinated fashion and in a manner, which ensures the efficient use of resources with maximum accomplishments. The City's position is that the existing institutional structure is adequate for a small CDBG program. During PY 2019, the City made no specific plans to develop additional institutional structure.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

As the lead agency in the Annual Action Plan development process, the City recognizes the importance of coordinating its planning efforts with other public and private service agencies to accomplish programs needed to provide decent housing, a suitable living environment, and expand economic opportunities, particularly for LMI persons.

During PY 2019, the City continued to enhance coordination efforts as follows:

- Met regularly with non-profits and other community agencies, including the AHA, United Way of Lee County (UW), Alabama Council on Human Relations (ACHR), and Lee Russell Council of Government (LRCOG), to seek their input.
- Worked closely with private developers on creating affordable housing options.
- Worked with training and employment organizations.
- Worked with housing and service providers to implement strategies to address chronic homelessness and the needs of the underserved.
- Worked with local businesses to provide training services for LMI persons.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

During PY 2019 and Fair Housing month, the City joined with neighboring City of Opelika to sponsor multiple first-time homebuyer forums and fair housing awareness sessions to inform realtors, lenders, property owners, and the public at-large regarding the requirements of the home buying process and National Fair Housing Laws. An average of twenty-five (25) individuals and professionals attend the events. (The City of Auburn will continue to create opportunities for homeownership. The City has designed an affordable housing program that will address the three impediments to homeownership for LMI families that includes, closing costs, down payment, and affordable monthly mortgage payments. This program has resulted in the successful creation of homeownership opportunities for LMI households. A Community Based Development Organization (CBDO), the North Auburn Housing Development Corporation (NAHDC), was created specifically to create affordable housing options for LMI families)

In addition, in an effort to overcome identified impediments, the City met with local banking officials, realtors, and mortgage company representatives to explain its Affordable Housing Program and encourage their continued and increased participation in the future.



## **CR-40 - Monitoring 91.220 and 91.230**

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

As lead agency for the City of Auburn, the Community Services Department developed a standard approach in monitoring to ensure federal funds received from HUD are used only for approved activities and administered in accordance with applicable statutory and regulatory requirements. This monitoring approach identifies potential problems in meeting applicable requirements. This approach also helps to prevent fraud, waste, and mismanagement of CDBG funds.

The City executes an Agreement with each CDBG sub-recipient stating that, among other things, the sub-recipient is subject to performance monitoring at least annually in accordance with the City's established Sub-Recipient Monitoring Policy. The policy requires that the City:

1. Provide at least a ten working day notice to each sub-recipient (Sub-Recipient Monitoring Notice) regarding a scheduled on site monitoring visit pertaining to the CDBG funded activity. The notice must specify the general types of documents to be reviewed or information to be collected (e.g., general information, national objective compliance, activity eligibility, quarterly reports, recordkeeping, financial management, procurement, and conflict of interest). The notice must inform the sub-recipient that it must have available throughout the visit - appropriate and responsible staff members (e.g., activity manager, financial manager).
2. Provide within 21 days following conclusion of the monitoring visit a written Monitoring Report to the sub-recipient. The Report either identifies findings or concerns discovered as a result of the monitoring and specifies what corrective action must be taken, as well as any documents required to be sent to the City to demonstrate that corrective action has been taken or specifies that no findings or concerns have been discovered.
3. Allow the sub-recipient 21 days from the date of the Monitoring Report to demonstrate that corrective action has been taken except that the sub-recipient may request an extension in writing. The City may agree in writing to the request for compelling reasons (e.g., illness or absence of appropriate and responsible staff during the 21 days needed to complete the corrective action). The City will append the applicable Monitoring Checklist to each Monitoring Report sent to a sub-recipient regardless of whether findings or concerns have been identified. Once required corrective action has been taken, the City will provide a written Close out Letter to the sub-recipient.
4. Inform the sub-recipient in the Monitoring Report that failure to take corrective action when required may result in termination of the sub-recipient Agreement.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

In accordance with the City's Citizen Participation Plan, the City ran a Public Notice in the non-legal section of a paper of local distribution, *Auburn Villager*, on **August 20, 2020**, notifying the public that the PY 2019 CAPER was available for review and announcing the start of a 15-day Citizen Comment period. Copies of the CAPER were made available for review at the Community Services Department (Boykin Community Center), Auburn City Hall, Auburn Public Library, and on the City's website.

No comments or requests for accommodations were received prior to the date this report was filed with HUD.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City made no changes in its CDBG program overall objectives during PY 2019. However, the City amended its PY 2019 Annual Action Plan to include a substantial amendment to its 2015-2019 Consolidated Plan to add COVID-19 Response and Recovery as a priority need, identify Food Bank/ Pantry Programs as an annual goal, and allocate \$379,956 in CDBG Coronavirus (CDBG-CV) funds. The City also proposed a substantial amendment to its 2015-2019 Annual Action Plan to identify Food Bank/Pantry Programs as an annual goal and allocate \$379,956 in CDBG-CV funds. Finally, the City proposed to amend the 2015-2019 Citizen Participation Plan to include waivers and alternative requirements of statutes and regulations granted by HUD for CDBG-CV grants and fiscal year 2019 and 2020 CDBG grants.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

# **PROGRAM YEAR 2019 CAPER – COVER PAGE**

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