

City of Allen 2017-2018 COMPREHENSIVE ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

CR-05 - Goals and Outcomes

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

This was the fourteenth year that the City of Allen has successfully administered Community Development Block Grant (CDBG) funded programs. The results of this program year were very positive. Overall, the programs met the goals established in the Consolidated Plan. In addition, 100% of the awarded grant funds were spent and all remaining previous year administration funds were spent, leaving the City with a zero balance at the close of the plan year.

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.

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

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|-----------------------------|-----------------------------|-----------------|--|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Home Rehabilitation Program | Affordable Housing | CDBG \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 50 | 70 | 140.00% | 10 | 21 | 210.00% |
| Homebuyer Education | Affordable Housing | CDBG \$ | Other | Other | 100 | 70 | 70.00% | 20 | 21 | 105.00% |
| Human Services | Affordable Housing Homeless | CDBG\$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0 | 0 | 0 | 0 | 0 | 0 |
| Human Services | Affordable Housing Homeless | CDBG\$ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 0 | 0 | 0 | 0 | 0 | 0 |
| Human Services | Affordable Housing Homeless | CDBG \$ | Homelessness Prevention | Households Assisted | 750 | 331 | 44.13% | 150 | 119 | 79% |
| Human Services | Affordable Housing Homeless | CDBG\$ | Other | Other | 0 | 0 | 0 | 0 | 0 | 0 |

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.

Below is a summary of the accomplishments and expenditures for each priority need from this program year.

Home Repair Program

- Consolidated Plan Goal: The City will provide financial assistance for rehabilitation and repair of owner-occupied units. It is anticipated that 50 dwellings will be rehabbed or repaired at a rate of 10 per year.
- Results: 21 families received assistance this program year. Expenditures: \$291,455.00 total expenditures

Public Service Funding

- Consolidated Plan Goal: Provide support to public service agencies for all classifications of very low to moderate income persons. Services may include emergency assistance with rent and utilities, counseling, food, and clothing, homeless prevention, transportation services, youth services, shelter for battered women, and hot meals for the elderly.
- Results: 119 families received assistance through public service agencies.
- Expenditures: \$51,433.00 to Allen Community Outreach.

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-Rehab | CDBG-PSA |
|---|------------|------------|
| White | 15 | 49 |
| Black or African American | 6 | 58 |
| Asian | 0 | 8 |
| American Indian or American Native | 0 | 1 |
| Native Hawaiian or Other Pacific Islander | 0 | 0 |
| Other | 0 | 3 |
| Total | 21 | 119 |
| Hispanic | 9 | 10 |
| Not Hispanic | 12 | 109 |

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

Narrative

Owner-Occupied Rehabilitation head of household numbers are as follows: 15 White, 6 Black or African American, with 9 identifying as Hispanic and 8 being female head of household.

Allen Community Outreach (Public Services) are as follows: 49 White, 48 Black or African American, 8 Asian, and 3 Other, with 10 identifying as Hispanic and 71 being female head of household.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Resources Made Available | Amount Expended During Program Year |
|-----------------|--------------------------|-------------------------------------|
| CDBG | \$342,888 | \$342,888 |
| HOME | - | - |
| HOPWA | - | - |
| ESG | - | - |
| Other | - | - |

Table 3 - Resources Made Available

Narrative

The City was allocated \$342,888 for Plan Year 2017-2018. Of that, \$291,455 was allocated to Owner-Occupied Rehabilitation with \$291,455 being spent, and \$51,433 allocated to Public Services with \$51,433 being spent.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| Citywide | 100 | 100 | All funds were spent |

Table 4 – Identify the geographic distribution and location of investments

Narrative

All funds were spent within the boundaries of the City of Allen.

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 of Allen is able to provide funding to public service agencies that they in turn use as leverage for obtaining additional funding. Through this process, programs such as the rent, mortgage, and utility assistance program operated by Allen Community Outreach are able to acquire additional funds through other sources. This year the City also funded public service agencies with \$50,000 in local City funds. In addition, the City received \$10,000 in Community Reinvestment Act Funds from Happy State Bank that allowed our CDBG funds to go further. The City continues to seek additional funding from local, state and federal resources to maximize the effectiveness of the CDBG 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 |
| Total | 0 | 0 |

Table 5 – Number of Households

| | One-Year Goal | Actual |
|--|---------------|------------|
| Number of households supported through Rental Assistance | 150 | 119 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 10 | 21 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 160 | 140 |

Table 6 – Number of Households Supported

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

1. Twenty-one households have sustained affordable housing through the home repair program for the purpose of providing decent affordable housing. The original goal was 10 houses, but the City was able to complete 21.
2. One hundred and nineteen families have sustained affordable housing through rent and utility assistance for the purpose of providing decent affordable housing. The original goal was 150; however, that was an estimate and changes based on current rental and utility rates. All funds were expended on 119 families this year within the City of Allen.
3. The City also provides fair housing information to program participants, public service agencies, and any interested individuals or groups. Additional actions include: promotion of home

ownership programs through the Texas Department of Housing and Community Affairs, assistance for and enforcement of property and house maintenance and improvements, neighborhood clean-up projects and ongoing discussions on public transit.

Discuss how these outcomes will impact future annual action plans.

The City spent 100% of their allocated funds for PY17. There are no known significant impacts on future plans.

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.

| Number of Households Served | CDBG- Rehab Actual | CDBG- PSA Actual |
|-----------------------------|-----------------------|---------------------|
| Extremely Low-income | 5 | 86 |
| Low-income | 8 | 26 |
| Moderate-income | 8 | 7 |
| Total | 21 | 119 |

Table 7 – Number of Households Served

Narrative Information

Of the above statistics, the Owner-Occupied Rehabilitation Program included 5 extremely low, 8 Low, and 8 Moderate Income Households. The Public Service rent and utility assistance program run by Allen Community Outreach included 86 Extremely Low, 26 Low, and 7 Moderate Income Households.

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

Homeless prevention remains a low priority need in Allen. The City has primarily addressed the needs of the homeless through support of sub recipients such as Allen Community Outreach, who provides rental, mortgage and utility assistance to prevent homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

City staff continues to be an active participant in the Metro Dallas Homeless Alliance Continuum of Care, which has implemented a Plan to End Chronic Homelessness in Dallas and Collin County. The City continues to assist public service agencies to meet underserved needs.

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.

The City of Allen addresses homeless prevention through Public Service Agency funding that supplies rental and utilities assistance to help low-income families remain in their homes. In addition, the owner-occupied home rehabilitation program provides low income homeowners with needed repairs that enable them to remain in their homes when they might not otherwise be able to do so.

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.

In addition to the CDBG programs described above the City of Allen funds public service agencies out of local funds (\$50,000) to help provide transitional housing and homeless prevention services such as Family Promise and Meals on Wheels.

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

Actions taken to address the needs of public housing

The City of Allen does not have a Public Housing Authority. Although the Plano Housing Authority and McKinney Housing Authority do on occasion coordinate assistance for residents in Allen, they do not actively promote housing assistance programs in the community. The City will continue to coordinate activities with them.

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

N/A

Actions taken to provide assistance to troubled PHAs

N/A

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)

The Community Development Department continues to advocate a balance of new housing types. Results can be seen in an increase in discussions regarding new housing developments that include town homes, small lot developments and a range of multi-family product types.

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

The City provides fair housing information to program participants, public service agencies, and any interested individuals or groups. Additional actions include: promotion of home ownership programs through the Texas Department of Housing and Community Affairs, assistance for and enforcement of property and house maintenance and improvements, neighborhood clean-up projects and ongoing discussions on public transit.

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

For program year 2017 we tested four properties for lead based paint and zero required mitigation. We also educate and make Allen residents aware of the dangers of lead-based paint by offering HUD lead based paint materials and information.

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

Because of the high cost of living in this area, there are few families who are living below the poverty level. These families are transient in nature and move from relatives and friend's homes, emergency shelter sites and other short-term accommodations as they search for somewhere to stay in and out of Allen. Those families who need financial help and a home are referred to appropriate housing programs and social service agencies that can provide counseling, shelter and programs to help them become self-sufficient. Staff also coordinates efforts with other organizations like the Collin County Homeless Coalition and Metro Dallas Homeless Alliance, to address these issues on a regional level.

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

In an effort to eliminate gaps in institutional structures, the City remains actively involved with outside agencies and regional governmental entities. The City coordinates with public service agencies, local housing authorities and surrounding communities to address public service needs related to housing activities and the underserved. The City also participates with the Collin County Homeless Coalition and the Metro Dallas Homeless Alliance to maximize resources for the provision of services to the homeless population.

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

See above answer.

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

Part of the obstacles to meeting the needs of the underserved is eliminating the gaps in institutional structure discussed above. In addition, the City leverages CDBG funds with City funded grants to other public service agencies in the area to address the needs of the underserved.

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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

Allen Community Outreach was monitored over the past year to ensure compliance and technical assistance with the CDBG program and regulations. Monitoring includes an on-site and desk review of financial and programmatic compliance on a regular basis to ensure contract compliance.

While it is difficult to maintain a qualified pool of contractors for our Owner-Occupied Home Rehabilitation program we do stress the importance of hiring low-moderate income and historically underutilized business owners when they are hiring sub-contractors and we as the City seek out that same criteria when evaluating general contractors for the program.

This was the fourteenth year that the City of Allen has successfully administered CDBG funded programs. The results of this program year were very positive. The programs met the goals established in the Consolidated Plan. In addition, 100% of the awarded grant funds were spent.

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.

The City of Allen continues to follow the public participation plan established for all CDBG activities. A notice was published in one newspaper that covers the metroplex announcing the availability of the 2017-2018 CAPER for public examination and citizen comment. The public review period began on October 25, 2018 and ran through November 13, 2018. The CAPER document was available on the City's website and at City Hall. The report was also sent to all Public Service agencies for comment. As of the date of drafting this report, no public comments have been received. An advertised public hearing was held on November 13, 2018 and a presentation given to the City Council. The presentation was also aired on local community television and is available for viewing on the City's website.

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 of Allen is not proposing any changes at this time.

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

No

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

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Attachment

Public Hearing Notice

PUBLIC NOTICE

2017-2018 Comprehensive Annual Performance Evaluation Report For Community Development Activities in Allen, TX

The City of Allen is making the Comprehensive Annual Performance Evaluation Report (CAPER) available for public review and comment. The CAPER is a summary of accomplishments of Community Development programs from October 1, 2017 – September 30, 2018.

A public hearing to provide an overview of the CAPER and last year's Community Development Block Grant (CDBG) programs will be held before the City Council on November 13, 2018 at 7:00 p.m. in the City Council Chambers located at 305 Century Parkway. Copies of the draft CAPER are available for public review at the following locations from October 25, 2018- November 13, 2018:

- Allen City Hall, Community Development Dept. – 305 Century Parkway
- City of Allen Web Site– CityofAllen.org/CDBG

Please address all questions and comments to City of Allen, Community Development Dept., ATTN: CDBG Administrator, 305 Century Parkway, Allen, TX 75013. Phone (214) 509-4176. Email: ejones@cityofallen.org

Notice: Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

Public Comment Summary

As of the date of drafting this report no comments have been submitted.

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