

CITY OF DOUGLAS



CDBG

**DRAFT CAPER**

**FOR FY 2017-18**

## 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 annual goals and objectives for the fourth year of entitlement were targeted towards infrastructure improvements of public facilities. The proposed goal was to remove old, outdated playground equipment in Veterans' Park and replace it with new, safe, all-inclusive playground equipment. This continues to be the priority for the City; however, the City of Douglas has experienced some setbacks in getting third-year projects off the ground and spent much of the year implementing those projects.

- Participation and outreach was conducted via public meetings and public hearings to determine pressing community needs.
- Established and submitted the Annual Action Plan to HUD for approval.

Due to the issues the City has had to overcome, the City has fallen behind schedule on the proposed projects. We are committed to completing the proposed projects and will soon commence the environmental review portion of the process. The City has been devoting substantial staff time to maximize our ability to use grant funds as projected.

**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 – Program Year	Actual – Program Year	Percent Complete
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	0			

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Fair Housing	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0.00%	0 0
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,000	0	0.00%	0%
Provision of Needed Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	
Provision of Needed Services	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		0 0

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.

The City has not yet received the Authority to Use Grant Funds (AUGF); however, the City has already incurred several expenses for

Administrative costs, Owner-Occupied Housing Rehabilitation and Emergency Home Repairs. Drawdowns will be scheduled for these expenses as soon as the AUGF is received. The target areas for assistance were identified through the Citizen Participation Process. These areas are identified as the low/mod Census tracts which have the highest levels of poverty. The target areas identified for the initial five years of assistance are Census Tracts 8 and 9, which have the highest level of poverty and the greatest need for infrastructure improvements and many other varied needs.



## 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	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>0</b>
Hispanic	0
Not Hispanic	0

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

### Narrative

This is not applicable at this point, as the projects have not been implemented. The City is in preparation to begin the process of conducting the Environmental Review before the project can be implemented.

## 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	162,973	0
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

### Narrative

There were no funds spent on the projects for funding year 2017.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	30	0	Activities that benefit low/mod and all residents
Low/Mod Neighborhoods	70	0	Infrastructure, housing and services for low/mod residents

Table 4 – Identify the geographic distribution and location of investments

### Narrative

## 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.**

Although 2017 funds were not expended during the grant year, the remainder of 2015 funds were expended on activities during this grant year. The City has not been able to expend 2016 funds, as the AUGF has not been received. The City of Douglas did not obtain any additional resources for the projects but provided leveraging by absorbing much of the labor costs using City staff to perform much of the work on the infrastructure improvements and the initial inspections for the rehabilitation of four(4) single-family residential properties. City staff has been very busy getting the initial work performed so that rehabilitation can begin soon.

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## 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	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

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

Year-4 funding has been allocated towards public improvements to improve/revitalize neighborhoods. The City's goal for 2017 was to remove old, outdated, unsafe playground equipment in the City's largest and most-visited park and replace it with new, safe, all-inclusive ADA compliant playground equipment for use by all of the City's residents. The park is located in Census tract 8 of the City of Douglas, which is one of the low-mod Census Tracts in the City. City staff are currently working on getting the environmental review underway for this project and expects to publish the required notices and request

the release of funds by the end of this calendar year. We are hopeful that the project will be completed by the end of next fiscal year.

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

The City will continue to work towards eliminating barriers to affordable housing by improving the infrastructure of antiquated neighborhoods, thereby improving the value of homes and neighborhoods. Allocation plans for the funding year include the replacement of old, outdated, unsafe playground equipment at Veterans' Park.

**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 Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 7 – Number of Households Served

#### **Narrative Information**

The City intends to use Year-4 CDBG funds to remove and replace playground equipment in the City's largest and most-widely used park. The new playground equipment will be inclusive, ADA compliant to afford the youth of all abilities the opportunity and access to the park's recreational area. The City's focus remains on making improvements to areas that will benefit the community's youth. The upgrade of the playground equipment in the City's largest and most-used park will greatly improve one of the recreational areas in the community visited and enjoyed by thousands of youth living within the designated low- mod areas within our City.

The City feels that it is imperative that the focus remains on the public facility and infrastructure aspects of the plan. The City continues to believe that meeting these basic needs will help build a strong, safe, and healthy community that will, hopefully, encourage a variety of economic opportunities and contribute to an enhanced quality of life for the residents, particularly the low and moderate-income residents.

**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 City is constantly working with local and regional organizations to identify and meet the needs of homeless persons and those threatened with homelessness. The needs of homeless persons require a wide range of specialized services and the City does not possess the resources to address this problem at this time. The City relies upon other entities to provide services such as housing, mental health counseling, employment training and case work services. There is one shelter in the city which is targeted towards men, women and children who are victims of domestic violence. The closest homeless shelter is in Bisbee, Arizona which is approximately 30 miles from Douglas.

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

The City works in partnership with the House of Hope Domestic Violence Crisis Shelter in providing their residents with a preference point on the Section 8 Housing Choice Voucher waiting list. The Cochise County Housing Authority provides housing assistance to homeless veterans through their VASH program. Veterans can use those vouchers within Cochise County, including the City of Douglas.

**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**

As mentioned above, the City works in partnership with several agencies who provide these services. In addition, the City has in the past, administered the Housing Rehabilitation and Emergency Home Repair programs which are aimed at helping low income residents make necessary repairs to their homes in order to avoid becoming homeless. These programs have been put on hold due to lack of funding; however, this year's Annual Action Plan once again targets those programs.

**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**

The City of Douglas Public Housing Authority (PHA) offers preference points for elderly/disabled residents, veterans, victims of domestic violence, and involuntarily displaced residents. This helps them transition into permanent housing more quickly than applicants who do not qualify for these preference points.

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

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

The City does not have any public housing developments.

**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**

The City of Douglas PHA is in good standing with the U.S. Department of HUD and is not a troubled PHA.

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### **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)**

Douglas does not put any limitations on growth. Through vehicles such as zoning ordinances, subdivision controls, permit systems, and housing codes and standards, the City has attempted to ensure the health, safety and quality of life of its residents.

In order to facilitate the development of affordable housing, the City may consider assisting developers by waiving or deferring impact fees.

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

As mentioned above, the City of Douglas has worked in partnership with several developers in order to seek permanent funding for the construction of family affordable housing apartment complexes. The Douglas Housing Corporation (DHC) provides residents of two affordable housing apartment complexes with supportive services programs.

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

The primary objective is the provision of a suitable living environment and the provision of services for low and moderate income persons. This includes a wide range of programs and activities, focusing on housing conditions and infrastructure improvements. Years 1 and 2 of CDBG funding targeted infrastructure improvements; Year 3 funding was targeted towards housing rehabilitation programs, emergency home repair programs and temporary emergency rental assistance. Lead-based paint abatement is part of the scope of work on the Year 3 projects, removing the hazard for the families whose homes are being rehabilitated. Year 4 funds once again focus on improvements to public facilities, for the benefit of the City's residents.

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

Economic Development is crucial to the growth and revitalization of Douglas. Improvement of infrastructure is necessary in order to attract new businesses to the community. The City's infrastructure is older and in need of maintenance and upgrades to make the City attractive for business expansion and development. These improvements were targeted in CDBG funding years 2014 and 2015.

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

The City of Douglas Housing Department is the lead agency for Consolidated Plan activities, and has developed working relationships and contacts with several service providers, non for profit organizations, housing developers and agencies at the state, regional and local levels.

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

The City of Douglas does not have any public housing; however, as mentioned before, has developed programs for Housing Rehabilitation, and Emergency Home Repair and works in partnership with several agencies that provide social and housing services.

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

Impediments identified were as follows: 1) Need for increased awareness, outreach and education regarding Fair Housing. The City of Douglas Public Housing Authority (PHA) displays fair housing materials at City Hall, and provides free copies of materials to the public. In addition, the Mayor of the City issues a Fair Housing proclamation every year in April, which is identified as National Fair Housing month. The PHA, through coordination with the Fair Housing Council of Tucson, Arizona, offers Fair Housing training workshops to local residents, housing providers and realtors. The Fair Housing logo is included in all of the PHA's correspondence and forms.

2) Limited supply of affordable housing. The City will continue to use all available federal and state resources and programs to address high priority housing needs for rehabilitation, preservation, and development of affordable housing units. Currently, the City of Douglas PHA administers approximately 193 Section 8 Housing Choice vouchers.

3) Government Policies. Impediments here were deal with issues relating to the development of land including housing that is available to a wide range of persons and income levels in disparate locations. Partnerships with developers, such as the partnership formed to build Sun Ray Family Apartments, in which the City obligated funds from the General Fund towards its development and deferred development fees, serve as an incentive for future development of affordable housing.

4) Awareness of Potential Discrimination. Although no specific incidents of discrimination have been noted, the Analysis of Impediments identified potential discrimination due to the age of the City's housing stock which may cause potential discrimination incidents in the rental market. Disabled persons may face discrimination or difficulties in finding appropriate housing due to the small number of adaptable units. Also, there is a high percentage of family households that are slightly larger in size than the national norm, indicating a demand for larger housing units. The recommendation here is to increase housing choice alternatives for the disabled families and families with children by encouraging the construction of affordable, and especially rental housing.

## **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**

For contract years FY 2014-2019, the City does not anticipate having any sub recipients of CDBG funding. All projects will be done in-house. The City of Douglas Housing Department is the lead office which will monitor the progress of all projects, with the assistance of the Finance Director, who will monitor spending and budget allocations. We will continue to monitor our progress and comply with completing the required projects and financial reporting.

## **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 has implemented a Citizen Participation Plan, and has worked continuously with the public and community leaders and stakeholders to determine the most pressing needs of the community in setting up the Five Year Plan.

## **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.**

There have been no changes in the City of Douglas program objectives. The City of Douglas intends to fully carry out and complete all proposed activities using CDBG funds. The City of Douglas does not currently intend to change any of its programs.

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

No

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