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*City of Avondale*

*2019-2020 HUD*

# ***Consolidated Annual Performance and Evaluation Report (CAPER)***



*September 2020*

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## 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 City of Avondale continues to make progress in its strategic plans. Activities include Emergency and Substantial Home Repair Programs, First Time Homebuyer Program, AviTEMP (Next Step) Summer Youth Internship Program, and Historic Avondale revitalization area activities. The City's human services programs, as described in the following sections, continues to provide services related to housing, homelessness prevention, mental and physical health, early childhood development, assistance to victims of domestic violence, employment opportunities and more.

### 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
Acquire and Demolish Unsafe Structures	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	5	0	0.00%			
Affirmatively Further Fair Housing in Avondale	Affordable Housing Homeless	CDBG: \$	Other	Other	500	933	186.60%			

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Preserve and Expand Affordable Housing Inventory	Affordable Housing	CDBG: \$ / HOME: \$279738	Homeowner Housing Rehabilitated	Household Housing Unit	80	72	90.00%	20	14	70.00%
Promote Business Development and Growth	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	10	1	10.00%	1	0	0.00%
Promote Business Development and Growth	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	5	50.00%	5	0	0.00%
Reduce Residential Lead-Based Paint Hazards	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	3	30.00%			
Replace Outdated Infrastructure in LMI Areas	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	500	950	190.00%			
Support Programming for Underserved Populations	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

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Support Programming for Underserved Populations	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	75	111	148.00%	26	33	126.92%
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**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.**

During the 2019-2020 program year, the City of Avondale used CDBG and HOME funds to carry out the strategic goals of the approved 2015 - 2019 Consolidated Plan and 2019-2020 Annual Action Plan. In order of priority, the City's goals are: 1) preserve and expand the affordable housing inventory; 2) support programming for underserved populations; and 3) promote business development and growth. The City continues to operate programs to further these goals, including: The Emergency and Substantial Home Repair Programs (including lead-based paint mitigation); First Time Homebuyer Program; Avi TEMP Youth summer internship program; Avondale Small Business Assistance Program; Business Improvement (facade) program; as well as the partnership with Health Plan of Arizona, Helping Families in Need, First Things First, Area Agency on Aging, Maricopa County Human Services (Community Action Program), the AZ Department of Housing, Gila River Indian Community and several other organizations that provide human services to area residents. Progress has been slower in some programs due to staffing vacancies which lasted for over 6 months. The Small Business Improvement Program has four projects under construction with an expected completion date in the 2020 program year.

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## 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	16
Black or African American	1
Asian	1
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>19</b>
Hispanic	11
Not Hispanic	8

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

### Narrative

Growth and development within the City of Avondale has occurred in two distinct phases, which is evident in the age, type and quality of housing stock throughout the City. Prior to the boom of 2003-2006, housing in the City was primarily confined to four areas (Historic Avondale, Cashion, Rio Vista and Las Ligas). Many homes date to the 1940s and 1950s, are smaller single-family dwellings (<1,500 ft<sup>2</sup>), and occupants were long-term residents employed or formerly employed as agricultural workers. Many households are aging in place, as children of former agricultural workers have moved to other areas. Incomes in these areas are substantially lower than the City-wide median and, as a result, condition of the housing stock has deteriorated over the years. The demographics of households assisted through the City's programs, particularly the home repair programs are commensurate with those living in these older neighborhoods. A majority of the assisted households (58%) report being of hispanic ethnicity. Furthermore, while not shown above, the City primarily assisted households at the lowest end of the income spectrum, with many reporting incomes below 30% AMI, and at the between 31% and 50% of AMI levels.

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## 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	public - federal	1,220,530	343,351
Other	public - federal		
Other	public - local		

Table 3 - Resources Made Available

### Narrative

The City expended approximately 73% of its HOME allocation and nearly 50% of its CDBG allocation in FY 19/20. The City underwent some staffing changes with two key positions being vacant for a majority of the program year. These vacancies have been since filled and the City expects funds to be proportionately spent down in the next program year. The majority of the funds that were expended went toward furthering the goals of preserving and expanding the affordable housing stock, affirmatively furthering fair housing and reducing residential lead-based paint hazards through the provision of the Emergency and Substantial Home Repair Program and the First Time Homebuyer Assistance Program. Additional funds were used to support programming for underserved populations through the AvITEMP summer youth internship program.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Historic Avondale Revitalization Area	80	53	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Historic Avondale is the largest of four designated Revitalization Areas in the City and includes approximately half of the total population and number of housing units of the combined total. Historic Avondale also includes the City's original city center and the oldest housing stock. Given these characteristics, the City focuses its primary efforts in this area, although, programs are not specifically targeted to Historic Avondale or any of the three Revitalization areas (Cashion, Las Ligas, and Rio Vista). As a result of this being the largest and most densely populated area, the majority of requests generally come from this area. The actual allocation expended in this area is dependent on residents willingness to apply for the program and provide all necessary documentation. Due to staff vacancies, the typical outreach and marketing was not as effective in these areas. All staffing positions are now

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filled and it is expected that this will impact the response from residents in these areas in the following program year.

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## 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.**

In FY 19-20, the City of Avondale received approximately \$1,018,875.00 in outside funding to provide health and human services to residents. Funding sources include City General Funds for the Contributions Assistance Program and HOME Match Dollars, Care1st Health Plan of Arizona, Helping Families in Need, Community Action Program, First Things First, and the Area Agency on Aging, among others.

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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	20	19
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>20</b>	<b>19</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	14	14
Number of households supported through Acquisition of Existing Units	6	5
<b>Total</b>	<b>20</b>	<b>19</b>

Table 6 – Number of Households Supported

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

The City assisted a total of 19 LMI Households with either home repairs or first time homebuyer assistance. Although this was less than the one-year goals outlined, there were multiple staffing vacancies during this period which impacted programmatic efforts. All programming vacancies have been filled at this time.

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

It is anticipated that a more robust outcome will be delivered in future years due to programmatic staffing vacancies being filled.

**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	2	0
Low-income	7	0
Moderate-income	10	0
<b>Total</b>	<b>19</b>	<b>0</b>

**Table 7 – Number of Households Served**

## **Narrative Information**

A large percentage of beneficiaries are at extremely low and low-income levels, with the majority being at a moderate income level. The City leverages other funding sources to further assist these households with utility and emergency financial assistance as necessary or where available.

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## **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 of Avondale undertakes several programs that benefit the homeless population and/or assists in the prevention of homelessness. Through a partnership, the City collaborates with Lutheran Social Services (LSS) and several local churches to operate an I-Help Program in the southwest valley. Started in January 2017, the City has provided space at the Care1st Avondale Resource Center for LSS to provide outreach, transportation, service referral, coordination and case management to all program participants with the goal of finding each of them permanent housing within 3 months. The City is a recipient of a grant to staff a fulltime case worker at the Care1st Avondale Resource Center for client intake. This grant also funds a fulltime City of Avondale staff position that focuses on homelessness, a Homeless Resource Specialist. Additionally, the City participates in the annual homeless street count in collaboration with Maricopa Association of Governments and operates the Care1st Avondale Resource Center which provides a variety of homelessness prevention and rehousing programs. These programs include: A New Life Center for domestic violence services and referrals to prevent homelessness; A New Leaf-Siemer, a youth homelessness prevention partnership with area schools; Housing Authority of Maricopa County for the Housing Choice Voucher program and public housing intake; and financial support to Central Arizona Shelter Services for assistance to homeless individuals in Avondale.

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

The City of Avondale undertakes several programs that benefit the homeless population and/or assists in the prevention of homelessness. Through a partnership, the City collaborates with Lutheran Social Services (LSS) and several local churches to operate an I-Help Program in the southwest valley. Started in January 2017, the City has provided space at the Care1st Avondale Resource Center for LSS to provide outreach, transportation, service referral, coordination and case management to all program participants with the goal of finding each of them permanent housing within 3 months. The City is a recipient of a grant to staff a fulltime case worker at the Care1st Avondale Resource Center for client intake. This grant also funds a fulltime City of Avondale staff position that focuses on homelessness, a Homeless Resource Specialist. Additionally, the City participates in the annual homeless street count in collaboration with Maricopa Association of Governments and operates the Care1st Avondale Resource Center which provides a variety of homelessness prevention and rehousing programs. These programs include: A New Life Center for domestic violence services and referrals to prevent homelessness; A New Leaf-Siemer, a youth homelessness prevention partnership with area schools; Housing Authority of Maricopa County for the Housing Choice Voucher program and public housing intake; and financial

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support to Central Arizona Shelter Services for assistance to homeless individuals in Avondale.

**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 Avondale undertakes several programs that benefit the homeless population and/or assists in the prevention of homelessness. Through a partnership, the City collaborates with Lutheran Social Services (LSS) and several local churches to operate an I-Help Program in the southwest valley. Started in January 2017, the City has provided space at the Care1st Avondale Resource Center for LSS to provide outreach, transportation, service referral, coordination and case management to all program participants with the goal of finding each of them permanent housing within 3 months. The City is a recipient of a grant to staff a fulltime case worker at the Care1st Avondale Resource Center for client intake. This grant also funds a fulltime City of Avondale staff position that focuses on homelessness, a Homeless Resource Specialist. Additionally, the City participates in the annual homeless street count in collaboration with Maricopa Association of Governments and operates the Care1st Avondale Resource Center which provides a variety of homelessness prevention and rehousing programs. These programs include: A New Life Center for domestic violence services and referrals to prevent homelessness; A New Leaf-Siemer, a youth homelessness prevention partnership with area schools; Housing Authority of Maricopa County for the Housing Choice Voucher program and public housing intake; and financial support to Central Arizona Shelter Services for assistance to homeless individuals in Avondale.

**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 Avondale undertakes several programs that benefit the homeless population and/or assists in the prevention of homelessness. Through a partnership, the City collaborates with Lutheran Social Services (LSS) and several local churches to operate an I-Help Program in the southwest valley. Started in January 2017, the City has provided space at the Care1st Avondale Resource Center for LSS to provide outreach, transportation, service referral, coordination and case management to all program participants with the goal of finding each of them permanent housing within 3 months. The City is a recipient of a grant to staff a fulltime case worker at the Care1st Avondale Resource Center for client intake.

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

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

N/A - the City of Avondale does not own or operate any public housing units.

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

N/A - the City of Avondale does not own or operate any public housing units.

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

N/A - the City of Avondale does not own or operate any public housing units.

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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)**

The City of Avondale continues to operate and make available the Infill Incentive Program which provides a 50% reduction in development fees for those looking to construct new residential properties within the City's Historic Avondale area. During the 2019-2020 program year the City granted approximately \$56,000 in development fee waivers resulting in 7 new housing units.

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

The need for housing and human service programs continues to outpace the City's ability to address all needs. To overcome these obstacles, the City continues to pursue funding opportunities through various new outlets, as well as establish and cultivate partnerships with new organizations that have the resources to provide assistance that builds upon what the City is able to offer. Additionally, the City has fostered development of a new non-profit organization that will provide an additional means to pursue other funding streams as well as assist in program development and implementation.

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

Through the City's Emergency and Substantial Home Rehabilitation programs, education and information regarding lead hazards is provided to homeowners. Lead testing and abatement is also conducted as part of the home rehabilitation projects, as required. In the last program year, none of the rehabilitated homes required lead abatement. Additional educational materials regarding lead hazards are made available at various city sponsored events, for the public.

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

The Neighborhood and Family Services Department's (NFS) primary mission is to provide human services to those in need within the City, as well as other service areas in the southwest valley. NFS programs/services that reduce the number of poverty-level families and/or ameliorate the effects of poverty include: Emergency and Substantial Home Repairs; Area Agency on Aging transportation and home delivered meal services; ACHCCS, SNAP, and cash assistance through Helping Families in Need; utility and rental assistance through the Community Action Program; WIC and USDA food programs through Adelante Healthcare; several homelessness prevention programs as described in CR-25, and others.

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

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As a human service provider, the City of Avondale understands the need to create partnerships with external organizations that specialize in specific services not otherwise available to residents in need. While many of these services are provided by staff using grant funds from partners (Cares1st Health Plan of Arizona, Helping Families in Need, First Things First, Maricopa County Community Action Program, Area Agency on Aging, etc.), many partners provide direct services at the Resource Center (Adelante Healthcare, SW Valley Literacy, Eve's Place, A New Leaf-Siemer, A New Life Center, Father Matters, Valley of the Sun United Way, and several others). The City's Contributions Assistance Program also provides grants to a variety of non-profit partners, including: Mission of Mercy, Saint Mary's Food Bank, Agua Fria Food Bank, Southwest Valley Literacy, Community Legal Aid Services, Central Arizona Shelter Services, Community Bridges, Kids at Hope, Homeless Youth Connection, and several others.

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

As a human service provider, the City of Avondale understands the need to create partnerships with external organizations that specialize in specific services not otherwise available to residents in need. While many of these services are provided by staff using grant funds from partners (Cares1st Health Plan of Arizona, Helping Families in Need, First Things First, Maricopa County Community Action Program, Area Agency on Aging, etc.), many partners provide direct services at the Resource Center (Adelante Healthcare, SW Valley Literacy, Eve's Place, A New Leaf-Siemer, A New Life Center, Father Matters, Valley of the Sun United Way, and several others). The City's Contributions Assistance Program also provides grants to a variety of non-profit partners, including: Mission of Mercy, Saint Mary's Food Bank, Agua Fria Food Bank, Southwest Valley Literacy, Community Legal Aid Services, Central Arizona Shelter Services, Community Bridges, Kids at Hope, Homeless Youth Connection, and several others.

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

The City of Avondale has taken the following actions to overcome the effects of impediments to fair housing as identified in the 2015-2019 Regional Analysis of Impediments to Fair Housing: 1. incorporated ADA modifications into the City's rehabilitation programs to increase the number of accessible units available to disabled residents; 2. provided Fair Housing education to residents in marketing materials and social media posts, as well as a partnership with Community Legal Services to promote Fair Housing and address Fair Housing complaints; 3. continued to operate the City's Home Repair programs and First-Time Homebuyer Program in order to maintain affordability of existing housing stock and create new affordable units; and 4. provided incentivized financial literacy classes through community partners to create self-sufficiency for Community Action Program clients.

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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**

The City made a draft copy of the plan available at the Care1st Avondale Resource Center and the Avondale Community Center for a 16-day comment period beginning September 11, 2020 and ending on September 28, 2019. The Notice of Public Comment Period was published in the September 9, 2019 southwest edition of the Arizona Republic.

\_\_\_\_ comments were received from the public during the comment period.

## **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 did not change any of its program objectives during the 2019-2020 program year, however; an effort was made to ensure information was available via e-mail in the public notice for those who may be social distancing at home due to the coronavirus pandemic.

## **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 did not change any of its program objectives during the 2019-2020 program year, but did make every effort to remain flexible during the coronavirus pandemic for citizens who were social distancing and sheltering in place.

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

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No

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

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

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The City did not change any of its program objectives during the 2019-2020 program year, but did make every effort to remain flexible during the coronavirus pandemic for citizens who were social distancing and sheltering in place.

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

No

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