



# **CITY OF GADSDEN**

**2019 Program Year**

**CDBG Consolidated Annual Performance  
and 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 could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Gadsden has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period June 1, 2019 to May 31, 2020. The CAPER provides the City's progress in carrying out projects and activities pursuant to the Program Year 2019 Annual Action Plan for the Community Development Block Grant (CDBG) funds received from the United States Department of Housing and Urban Development (HUD) to principally benefit low to moderate income persons in the City of Gadsden. The 2019 CAPER describes and evaluates how the City expended CDBG funds to meet affordable housing and community development needs within the City.

A general assessment of the City's progress in addressing the priorities and objectives contained within its Five-Year 2015-2019 Consolidated Plan are also presented.

The City continues operating under its 2019 funds at the time of this report (November, 2020) as the City has not received its 2020 Program Year (June 1, 2020 through May 31, 2021) CDBG funds from HUD.

The impact of COVID-19 slowed progress during the 2019 Program Year. We were unable to provide housing assistance for several months. Fortunately, we were able to resume housing assistance in September, 2020 by implementing COVID protocols.

Public service agencies were given funding to provide essential social services for the homeless, non-homeless special needs population and low-moderate income persons during the 2019 Program Year.

We made great progress in expending funds that were set aside for street improvements in low-moderate income areas during Program Year 2018 and Program Year 2019.

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
Administration	Administration	CDBG: \$	Other	Other	10000	10000	100.00%	3	3	100.00%
Facade Improvement	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	85	56	65.88%			
Homeless - HMIS	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	3500	3500	100.00%			
Homelessness Prevention	Homelessness Prevention		Other	Other	300	300	100.00%			
Housing	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		30	17	56.67%
Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	131	131.00%			

Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8000	8000	100.00%	30000	30000	100.00%
Public Service - Abused and Neglected Children	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	1654	220.53%	300	702	234.00%
Public Service - Elderly and Other Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	9339	311.30%	3000	10609	353.63%
Public Service - Handicapped	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	20	50.00%	20	20	100.00%

Public Service - Meals	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	550	68475	12,450.00%	20161	68475	339.64%
Public Service Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	5235	5235	100.00%			
Public Service Homeless	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		150	542	361.33%
Public Services - Health Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	3000	100.00%			
Public Services - Youth	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	300	100.00%	20	20	100.00%
Street Improvement	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	25000	100.00%	4000	4000	100.00%

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 2019, the highest priority activities were street improvements (to include handicap accessible sidewalks) in low-moderate income areas, housing repairs to address health and safety issues for low-moderate income homeowners, and funding provided to public service agencies that provide essential social services for the homeless, low-moderate income persons and the non-homeless special needs population.

The facade improvement activity with CDBG funds was terminated during the 2019 Program Year as the City chose to oversee and fund this activity through its general fund.

## 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	53,229
Black or African American	26,871
Asian	1
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>80,102</b>
Hispanic	3,653
Not Hispanic	76,449

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

### Narrative

Racial and ethnic counts reflect individual persons served rather than families tracked.

## 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	1,603,524	1,369,568

Table 3 - Resources Made Available

### Narrative

\$118,014.85 was expended on program administration, \$1,001,900.79 on street improvements, \$75,399.00 on housing assistance, \$88,774.26 on Section 108 loan repayment, and \$85,478.61 provided to public service agencies.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide Area	100	100	City wide Project area

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Funds were targeted and distributed City-wide to serve low-moderate income persons/areas and limited clientele. This was consistent with the City's funds distribution plan as described within its 2019 Annual Action Plan.



## **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.**

No federal funds were used to directly leverage other resources during the 2019 Program Year and the CDBG program does not require matching 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	30	17
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>30</b>	<b>17</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	30	17
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>30</b>	<b>17</b>

Table 6 – Number of Households Supported

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

Our requests for housing assistance continues to grow and there is a long wait list. Veterans, disabled persons, elderly and emergency status issues are given preference.

We were on track to complete our goal of 30 homes during Program Year 2019 until COVID-19 occurred. Unfortunately, this set us back as the City offices were closed for a period of time. Housing assistance resumed in September, 2020 with COVID protocols implemented.

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

The average age of homes within the City are 75+ years old and the need for housing repairs is great.

Without any further COVID-19 shutdowns, we anticipate meeting our future annual goals for housing assistance.

**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	15	0
Low-income	2	0
Moderate-income	0	0
<b>Total</b>	<b>17</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The majority of low-moderate income homeowners assisted through the City's CDBG housing assistance program are extremely low income, elderly or disabled. The goal of the program is to provide necessary repairs to address health and safety issues or deferred maintenance to allow the homeowner to remain in their home.

## **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 Gadsden is the lead agency for the Homeless Coalition of Northeast Alabama (AL-505), the City's Community Development Department oversees the annual homeless Point in Time count each January as required by HUD. The City works with agencies within the Continuum of Care (CoC) to meet the needs of the homeless within the four county area served by AL-505. The area served consists of the City of Gadsden, Etowah County, City of Anniston, Calhoun County, DeKalb County, and Cherokee County.

Community Development staff assist homeless and at-risk persons that present to us through collaboration with local service providers and others within the coverage area to assess and address each person's needs.

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

The City of Gadsden currently has two emergency shelters. There are no shelters in the other areas served by AL-505.

CDBG funds were provided to these two emergency shelters within the City to assist them with operating costs during the 2019 Program Year.

**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**

Homeless and at-risk persons are referred to the local Housing Authorities, emergency shelters, public/private institutions, systems of care, affordable housing providers, social service providers, and other agencies and organizations that may address their needs.

HUD VASH vouchers are provided through collaboration with the Office of Veteran's Affairs in Birmingham, Alabama. Priority Veteran also assists homeless and at-risk veterans within the coverage

area.

**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**

To facilitate access to affordable housing, the City works with the local housing authorities, AL-505, Office of Veteran's Affairs, social service providers, churches and various other organizations (both public and private).

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

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

Public housing is provided by the Greater Gadsden Housing Authority within the City limits of Gadsden. They participate in the Section 8 Housing Choice Voucher (HCV) program, and Public Housing programs. There is a wait list (mainly for one bedroom units) and the wait list is open indefinitely.

The City of Gadsden continues to maintain a solid working relationship with the Greater Gadsden Housing Authority. The Greater Gadsden Housing Authority is an active member of AL-505 Continuum of Care and their Executive Director sits on the Board of the Homeless Coalition of Northeast Alabama.

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

The Greater Gadsden Housing Authority actively encourages residents to participate in the planning process for use of CDBG funds. Residents are provided with housing information.

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

There are no troubled Public Housing Authorities in the City of Gadsden. The Greater Gadsden Housing Authority is currently updating their units.

### **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 does not provide waivers of building fees associated with affordable housing. This has not been an issue in the past. In the event this becomes an issue, the Community Development Planner may work with the Chief Building Official to determine if fees may be waived or reduced. She may also meet with the Board of Adjustment to request re-zoning of property for the development of affordable housing.

Regulations are enacted by the City to protect its citizens health and safety. The City makes every effort to assist affected citizens.

The Homeless Coalition of Northeast Alabama (AL-505) reviews proposed plans for affordable housing within the AL-505 coverage area and provides support letters to assist them in obtaining funding for these projects.

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

Public service agencies that assist low-moderate income, limited clientele, homeless, elderly, youth, handicapped, and other populations were provided CDBG funds during 2019 Program Year. The City also collaborated with the Gadsden Etowah County Emergency Management Agency and various other organizations and persons to meet the needs of our underserved citizens.

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

Each homeowner that participated in our housing assistance program received lead-based paint hazards educational materials. Each CDBG contractor performing housing repairs received lead-safe work literature prior to commencement of work.

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

Funds were awarded to public service agencies that provide services to assist poverty-level families. These agencies provided life skills and opportunities to enable them to become self-sufficient.

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

The Community Development Planner administered the CDBG 2019 Program Year for the City. Under her direction were two non-fulltime support staff; the Community Housing Inspector and the

Community Development Secretary. The Housing Inspector worked with low-moderate income homeowners and CDBG contractors to provide homeowner housing repairs. The Secretary assisted low-moderate income homeowners, worked with CDBG contractors and CDBG funded public service agencies. The Secretary provided administrative support for the department.

At the request of the Community Development Planner, the City agreed to change the status the Community Development Housing Inspector. The change to a fulltime Community Development Housing Officer should allow for increased continuity within the department.

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

The City worked closely with the Continuum of Care, social service agencies, churches, individuals and others within the City to coordinate services and to discourage duplication of services.

United Way 211 First Call for Help currently provides coordinated assessment for the Continuum of Care.

General, federal and state funds were provided to support provision of services. Consultation with housing, non-housing providers, the Greater Gadsden Housing Authority, public agencies/organizations and other local jurisdictions provided enhanced coordination.

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

Based on quantitative data, survey responses and consultations, the impediments to fair housing choice in Gadsden are lack of education about fair housing laws and practices, a lack of quality affordable housing and historic isolation.

The City plans to provide fair housing education, continue to support consumer educational programs such as budget and housing counseling, encourage developers to create and maintain affordable housing opportunities, actively search for grant and funding sources for affordable housing options, encourage development of mixed income sustainable neighborhood housing in new areas, pursue acquisition and redevelopment of tax delinquent properties, and continue to enforce rental inspections and verify that required improvements are completed resulting in a better quality of rental housing.

Continue to maintain a list of affordable housing and make available to citizens.



## **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 is guided by its Five-Year Consolidated Plan and all annual activities are identified and prioritized within this Plan. Management ensures strategic goals and national objectives are met. The Community Development Planner provides the daily oversight and management of the CDBG grant.

An Annual Action Plan is used as a guide for our efforts to ensure that identified goals and objectives are being met. The Annual Action Plan is a one-year use of funds plan that identifies specific projects and activities to be undertaken with the specified program year.

The Community Development Planner conducts remote monitoring and on-site monitoring of each public service agency that receives CDBG funds. Monitoring standards and procedures require monthly beneficiary reports, financial monitoring for oversight and adequate drawdown of funds. Technical assistance is provided as required or upon request.

Daily oversight, ongoing program management, timely report preparation, data collection, and communication ensures program compliance.

All planning requirements are guided by the City's Citizen Participation Plan, the Five-Year Consolidated Plan, and CDBG program requirements and regulations.

The City continues to pursue minority and women-owned businesses. We encourage their participation in the CDBG program.

## **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 placed a public notice soliciting citizen comments in The Gadsden Times, on the City's website and prominently displayed the public notice in the lobby of City Hall stating comments would commence Monday, November 9, 2020 and end on Monday, November 23, 2020 which represents the City's 15-day public comment period as required by the U.S. Department of Housing and Urban Development (HUD).

A copy of the CAPER was placed on the City's website and in the Community Development Department for public review.

**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 its program objectives and strategies during the 2019 Program Year.

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

No

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

**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 its program objectives and strategies during the 2019 Program Year.

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

No

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