



Second Program Year Consolidated Annual Performance & Evaluation Report FY 2006

General Questions

1. Assessment One Year Goals and Objectives:

a. Accomplishments:

Dexter Neighborhood Sidewalk Project. This project resulted in the addition of 9741SF of 4' sidewalk as follows: Lincoln Ave. between Whipple St. to the North and Miller Creek to the South - 6740SF of 4'sidewalk exclusive of 11,105SF of concrete driveway/entrance slabs. Merritt St. between Lincoln Ave. on the West and First St. on the East - 1846SF of 4' sidewalk exclusive of 809SF of concrete driveway/entrance slabs. Madison Ave. between First St. to the West and end of pavement on the East 1335SF of 4' sidewalk exclusive of 1155SF of concrete driveway entrance slabs.

WYGC Rental and Transitional Housing Rehabilitation

724 N. 4th Street- This facility provides long term affordable rental housing for 8 LMC adults annually. Renovation included installation of AC units, removal and replacement of carpeting on stairs, vinyl floor replacement, bathroom vanity, exterior paint and roofing.

701 Hillside –This facility is a 9 bed supervised transitional living facility serving 9 to 20 LMC adults annually and has an attached building with three apartment units serving 6 LMC adults annually. Renovation included flooring, carpeting, interior paint, bathrooms remodel and repair w/wrap around shower tub enclosure and power flush commode, removal of broken concrete walkway and exterior painting of Haddon House. The attached apartment units received new kitchen countertops and one stove replacement.

b. CPD Formula Grant Funds Spent Each Goal and Objective

FY06 total available funding was \$560,503 (includes \$262,816 in carry-over FY05 funding).

Dexter Sidewalk Improvements

Project #0001 Activity #10

Funds Allocated: \$365,966.00 Funds Spent: \$359,234.49

Goal: Revitalize Dexter Neighborhood

Strategy: Replace or upgrade aging and deteriorated infrastructure

WYGC Facilities Renovations

Project #0002 Activities #9 & #12

Funds Allocated: \$135,000 Funds Spent: \$91,124

Goal: Increase supportive services to homeless and special populations.

Strategy: Support organizations that provide supportive services to homeless and special populations.

Planning and Administration

Project #0003 Activity #14

Funds Allocated: \$59,537 Funds Spent: \$59,537

c. N/A

2. Changes in Program

Future project costs will be evaluated/estimated more aggressively, to insure that all available grant funds are used.

3. Affirmatively Furthering Fair Housing:

a. Summary of impediments to fair housing as identified in the Analysis of Impediments to Fair Housing prepared by the Southwest Fair Housing Council in 2005.

- 1) Lack of mechanisms for Fair Housing information in Prescott
- 2) Lack of Fair Housing education and outreach to inform, train and create an awareness of fair housing in the community.
- 3) There is a large need for affordable housing in Prescott
- 4) Prescott lacks adequate subsidized housing.
- 5) Predatory practices and disparities in lending affect FHA Protected Classes in Prescott.
- 6). Exclusionary zoning impedes affordable housing in Prescott.
- 7) NIMBYISM Impedes both fair and affordable housing in Prescott.

b. Actions To Overcome Effect of Impediments Identified.

- 1) Providing the opportunity for all populations in the community to be part of the citizen participation process is important. The City of

Prescott consistently makes specific efforts to provide outreach to, and access for, people with disabilities as well as racial and ethnic minorities. These efforts are part of the development of the Consolidated Plan, Annual Action Plan, CAPER and other processes.

- 2) The City of Prescott, partnering with the Southwest Fair Housing Council has made strides in providing information/educating the public and commercial realtors. Fair Housing posters in English and Spanish are posted in high trafficked areas; education brochures are located at City Hall in the lobby, Public Works, the Prescott Library. An effort is being made to reach the largest number of people possible using our local Access TV Channel and The Prescott Today Show to educate and inform the public about Fair Housing. Some of the areas addressed include information regarding how to recognize discriminatory practices in fair housing, predatory lending practices, targeting of the senior population by mail and telephone scam. At the end of March an effort was made to highlight April as Fair Housing Month, again using The Prescott Today Show to discuss Fair Housing issues. The Mayor issued a proclamation identifying April as Fair Housing month. In March, the Arizona Realtors Association held their annual conference in Prescott. Southwest Fair Housing Representatives were key players in the breakout sessions that featured a panel discussion with emphasis on Fair Housing/ Fair Housing Testing.
- 3) No progress. Very few homes in the affordable price range have been or are on the market. This along with significant increases in home prices and development costs are primary reasons for lack of success in the area.
- 4) The City supports the development of rental units affordable for extremely low income households, primarily through encouraging low Income Housing Tax Credit Projects (LIHTC). Example: Proposed Bradshaw Senior Apartments, a 3 story, 46 unit tax credit, non-assisted living senior apartment complex. This project will provide 52.2% of its units to households with income at or below 50% AMGI and 41.3% of households at or below 40% AMGI. This project has received site plan approval.
- 5) See 3.b above.
- 6) During the past year, the Unified Development Code Committee has met three times to review potential modifications to the Land Development Code. (Documentation provided in Citizen Participation Section). Topics included residential criteria relating to parking

requirements, setbacks and general development regulations, with the intent to ensure that our development codes are fair, applicable to all types of construction and are not exclusionary or discriminatory in content or application.

- 7) NIMBYISM – During the decision making process at Planning and Zoning as well as Board of Adjustment meetings, staff and Commissioners have encouraged more discussion of community wide interests. This is a necessary step to address the problem.

4. Other Actions Taken To Address Obstacles to Meet Underserved Needs.

The City continues to support those organizations that provide services to the underserved.

The City of Prescott Code Enforcement Division has worked proactively with neighborhood residents to resolve code issues. The City sponsored several neighborhood cleanup projects.

5. Leveraging Resources

The City has other “community need/CDBG/HUD projects. The following projects were funded in part by the City’s participation in the Regional, Small Community CDBG Program administered by the Arizona Department of Housing. The City’s participation in this program is being concluded as development of the HUD/City Entitlement Program occurs. The projects completed in FY 2006 include:

- ✓ West Yavapai Guidance Clinic, Hillside Center Facility Improvements, \$84,000 CDBG.
- ✓ Adult Center, Meals on Wheels Facility, A new 22,000 sq. ft. facility, \$3,600,000 City, \$410,700 CDBG, \$400,000 Adult Center Inc.
- ✓ Project Aware, Transitional Housing (four-plex), \$285,000 CDBG, \$47,000 State Housing Trust funds,

Three additional HUD Supportive Housing Projects are:

- ✓ HUD Grantee: Arizona Department of Housing
HUD Project Sponsor: West Yavapai Guidance Clinic “Permanent Housing”
This project is funded through the Arizona Rural Continuum of Care with HUD McKinney-Vento Homeless Assistance Act funds of \$110,775.00.

The project serves up to seven individuals with serious mental illness in seven one bedroom apartments. HUD funded construction of the apartment building with a past grant.

- ✓ HUD Grantee: Arizona Department of Housing
HUD Project Sponsor: Open Inn, Incorporated “Prescott Homeless Youth”
This project is funded through the Arizona Rural Continuum of Care with HUD McKinney-Vento Homeless Assistance Act funds of \$48,937.00. The project funds housing operations, supportive services to serve up to six homeless youth. An earlier HUD grant funded a major rehabilitation of the structures.
- ✓ HUD Grantee: Arizona Department of Housing
HUD Project Sponsor: U.S. Veterans Initiative “Veterans in Progress”
This project is funded through the Arizona Rural Continuum of Care with HUD McKinney-Vento Homeless Assistance Act funds of \$350,000. The project provides leasing and support services to a 58 bed transitional housing facility located on the grounds of the US Veterans Affairs Medical Center.

A community **project not receiving CDBG or other HUD funds** was the Prescott Public Library. This project included the renovation of the existing library, 24,000SF and an expansion of 14,000SF. This project has a \$4,878,600 Construction Contract that was funded by \$4,128,605 City, \$750,000 Friends of the Library and the Second Century Committee. The Second Century Committee has also raised over \$800,000 for library furnishings. The library opened on September 30, 2006.

MANAGING THE PROCESS

In FY06 the primary focus has been to meet the requirements of the program in administering the grant/contracts from the environmental review process, the public notification, formal procurement/bid requirements and monitoring. During the year we completed and submitted the 2007 Annual Action Plan and it has been approved. The Citizens Committee continues their commitment to the process.

CITIZEN PARTICIPATION

1. Citizen participation is vital to the process and efforts to reach out include, but are not limited to the following:

- a. All public meetings, including those related directly to the use and direction of Community Development Block Grant funds are held in facilities accessible to those with disabilities.
- b. Advertisements encouraging public input or announcing public meetings include TDD numbers.
- c. Advertisements announcing public meetings incorporated the language “Persons requiring hearing, visual, mobility or other accommodations may contact the City at 928-777-1100 or TDD 928-777-1100”.
- d) Specific notices for meetings and timelines for the Annual Action Plan are sent to a number of organizations within the community, including West Yavapai Guidance Clinic, Project Aware, Catholic Social Services, Stepping Stones and others. These organizations represent many of the residents who access services.
- e) Specific notices for meetings and input timelines for the Annual Action Plan are sent to providers who specifically serve people with disabilities.

For purposes of the CAPER, the City placed 2”x6”display advertisements in the Daily Courier on August 30th and September 06th to Notice the Public Meeting and to advise the public that the CAPER was available for review and comment and copies placed in three prominent locations throughout the City, City Hall in the Community Development Department, the Prescott Public Library and the Public Works Administration Building. Notice of the meeting was also posted at City Hall The CAPER was available from August 30 through September 13 for review and a public meeting was held on September 13th for the purpose of public comment/input.

The public meeting was not well attended and there were no inquiries during the comment period.

INSTITUTIONAL STRUCTURE

The public has mixed comments regarding the City’s institutional structure and coordination efforts. Most organizations participate in the Affordable Housing Homeless Coalition, which provides an avenue for the member organizations to work cooperatively towards meeting unmet needs. The lack of concentrated effort by the City to address affordable housing and homeless needs issues has been a major concern as has the lack of coordination among local government jurisdictions.

Given the limited financial resources and the capacity of the City and other organizations to deliver needed housing and services, the existing delivery housing and services system functions satisfactorily with the availability of CDBG funds annually and the dedication of a staff person to its oversight and implementation, coordination becomes increasingly possible. With this dedication and coordination, the delivery system may be further refined by increasing coordination by City Government with other organizations and with organizations that serve those with low and moderate income and special needs populations.

The City has adopted a supportive role providing assistance and guidance through the plan review process.

MONITORING

1. Frequency

Generally project sites visited at least twice weekly. Where Davis Bacon applied, visits also included employee interviews for Labor Standards. It should be noted that at the Dexter Sidewalk Improvement site, a City Engineer Inspector was on site daily when work was performed to insure quality of work. (Daily reports are on file). The site was also visited daily by the Engineering Project Manager.

2. Results/Improvements

Monitoring of activities both physically and through labor standards/employee interviews has a positive effect on everyone; contractor employees, project owner/manager. Monitoring of activities also affords the ability to be on top of issues and resolve problems quickly.

3. Self Evaluation

a. Effect

The 2006 program had a decidedly positive effect on the Dexter Neighborhood.

Addition of sidewalks in the Dexter Neighborhood on primary routes creates a safe and more suitable environment to aid pedestrians to move safely through the neighborhood on primary routes as well as creating more accessibility to persons with special needs. The improvements included primary routes to area schools. The project is in keeping with specific goals and objectives identified in the Consolidated Plan (2005-2009) and the 2006 Annual Action Plan.

Renovation of the West Yavapai Guidance Clinic supervised transitional living facility creates a more suitable living environment and sustainability of a facility that serves a limited clientele.

Renovation of the West Yavapai Guidance Clinic affordable rental apartments provides suitable living environment and ensures the continued availability of affordable housing in the Dexter Neighborhood.

b. Priority Needs and Specific Objectives

The three projects/activities accomplished in FY2006 create a suitable living environment and sustain decent housing for a limited clientele and low to moderate income adults.

c. Decent Housing and a Suitable Living Environment

Refer to a. and b. above.

d. Activities falling behind schedule

N/A

e. Activities & Strategies Impact on Identified Needs.

Refer to a & b above.

f. Indicators Best Describing Results

Successful completion of all three activities in a timely manner and with excellent results.

g. Barriers

N/A

h. Major Goals not on target

Affordable Housing continues to be all illusive in Prescott. Very few homes in the affordable price range have been or are on the market. This along with significant increases in home prices and development costs are the primary reason for lack of success.

i. Adjustments or Improvements to Strategies that may more effectively meet needs.

N/A

Lead-based Paint

None, lead based paint was not a primary need/goal this plan year.

HOUSING

The City of Prescott addressed infrastructure and public facility rehabilitation in FY06.

Specific Housing Objectives

Specific housing objectives were not the priority needs addressed during FY06.

Public Housing

The City of Prescott does not have public housing.

Barriers to Affordable Housing

The City has established a separate Water Allocation Process to encourage more affordable housing. The City also supports organizations wanting to develop home ownership.

HOMELESS

Homeless advocates and service providers were well represented during the development of the Consolidated Plan. Organizations represented included those serving special populations: The seriously mentally ill, veterans, individuals recovering from drug and alcohol dependency, recipients of WIC (Women, Infants, Children), and the chronically homeless, as well as those serving the basic needs of homeless, at-risk and low income families. These individuals and organizations confirmed the significant unmet need for emergency, transitional and permanent housing and services for homeless, at-risk and low income households. The greatest identified and unmet need is for housing and services for homeless families. It is agreed that this population represents the silent and unseen homeless, primarily because families fear the loss of children to temporary or even permanent state custody.

The City supports organizations that develop and provide transitional housing. During FY 06 the City, using FY04 CDBG Rural Communities Program and Arizona State Housing Trust funds worked with Project Aware (men's shelter/transitional housing) to construct a 4-plex to provide long term low income housing for men, the project was complete in September 2006 and is rented to capacity.

The City used FY06 funding to renovate public facilities owned by West Yavapai Guidance Clinic; one facility provides a 9 bed supervised transitional housing unit serving 9 to 15 LTC annually, with an attached 3 apartment building serving 6 LTC

annually as well as a 4-apartment long term affordable housing unit that serves eight LTC annually.

HOMELESS PREVENTION

The City of Prescott continues to support those organizations that provide services to homeless and special needs populations.

COMMUNITY DEVELOPMENT

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

- a. The primary activities of the FY06 action plan were sidewalk improvements in the Dexter Neighborhood and renovation of three public facilities owned by the West Yavapai Guidance Clinic; one serving as a supervised transitional living facility and the others as long term rentals, all serving a limited clientele.
- b. Affordable housing continues to be an issue. Very few homes in the affordable price range have been or are on the market.
- c. All funding used was directed to the LTM area benefit as well as providing benefit to a limited clientele.

2. Changes in Program Objectives

Failure of the FY05 program intended to provide down payment closing costs, equity contribution or other financial gap assistance to first time home buyers ("Home Ownership Opportunity for LMI HH") required that the City request HUD to approve redirection of the FY 05 allocation to the Dexter Sidewalk Improvement Project. HUD approved the redirection which resulted in the addition of 9741 SF of 4' sidewalk in the neighborhood.

NON-HOMELESS SPECIAL NEEDS

The City continues to support organizations that address special needs of persons who are not homeless but require supportive housing, thus the renovation of West Yavapai Guidance Clinic facilities.