

CITY OF DESOTO, TEXAS

2018 CONSOLIDATED ANNUAL PERFORMANCE EVALATION REPORT (CAPERS)

Funding Program Year October 1, 2018 - September 30, 2019

Draft Plan for Public Comment

15 Day Comment Period: December 5, 2019 – December 19, 2019



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CAPER

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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.

Public Service / Transportation Assistance Program - As part of the 2018 Community Development Block Grant Annual Plan programs, the City of DeSoto funded a Transportation Assistance Program. The program, funding since 2017, is designed to provide monthly subsidy utilizing fare cards to qualified applicants to pay for transportation with local taxi company Yellow Cab. The program pays for participants' transportation to essential services such as travel to doctor's offices, pharmacy, grocery stores, hospital. Travel must originate or terminate in the City of Desoto and is limited to locations within the City of DeSoto, Ellis and Dallas County. Participation is limited to low-moderate income persons (LMI 80%), including LMI eligible individuals, elderly persons 65 years and older, and persons with disabilities. Eligible participation is income restricted to HUD Guidelines for 80% Low-Moderate Income Persons. Transportation Assistance Program was initiated December 1, 2018. As of September 30, 2019, a total of 40 participants were served. Of those served, 100% were LMI 80% or below, 100% seniors and/or disabled persons, including 37 Black, 1 Hispanic and 2 White.

Alley Reconstruction Projects / Public Facilities and Infrastructure - The Public Facilities & Improvements Project underway in Program Year 2018 include the 2017 funded Stoney Creek Alley Project and 2018 funded Misty Glen/Ray Andra Alley Projects. No funds were expended during 2017 Program Year for alley reconstruction. The City received competitive bids for both projects in October 2018. Desoto City Council awarded the projects and an Environmental clearance was completed prior to the start of construction. The City routinely spends 100% of its CDBG funds on activities benefiting low income individuals and families.

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
Affordable Housing Opportunities	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1000	0	0.00%			
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	0				
Fair Housing	Fair Housing	CDBG: \$	Other	Other	0	0				
Homeless Activities	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0				
Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$50003	Other	Other	2	0	0.00%	1	0	0.00%
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Public Improvements/Infrastructure	Non-Housing Community Development	CDBG: \$174,841	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	250	100%	250	0	0.00%
Public Improvements/Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		14	0	0.00%
Public Service Programs	Non-Homeless Special Needs	CDBG: \$40,348	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40	40	100%	35	40	114.29%

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.

Investments were allocated according to responses to programmatic opportunities and client response to funding availability. Infrastructure and Transportation Assistance programs were targeted to the CDBG Eligible Areas. Desoto allocated \$40,348 to fund a public services transportation vouchers program. This program is designed to assist low-moderate persons, elderly and persons with disabilities with their transportation access to essential services.

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	3
Black or African American	37
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	40
Hispanic	1
Not Hispanic	39

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

Narrative

The funded transportation and alleyway improvement activities met low-mod area criteria. The transportation program served 40 LMI individuals. The racial breakdown was two white, 1 Hispanic and thirty- seven black. Overall, the City of DeSoto is 68.9 percent African American according to the 2017 ACS. The White population constitutes 26 percent of the population so that other racial and ethnic groups comprise 74 percent of the population.

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	268,987	329,675.13

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide			Benefits LMC residents
Low-mod areas	100	100	Low- and moderate-income areas

Table 4 – Identify the geographic distribution and location of investments

Narrative

100% of the CDBG funds received were expended during this reporting period. All expenditures were in compliance with the City's Annual Plan.

The low/mod areas of the City, in general, are characterized by older housing, often in need of repair or renovation and areas in need of improvements to infrastructure. Funds were targeted to these areas to improve infrastructure under the Alley Reconstruction Projects and to improve access to essential services for LMI populations under the Transportation Assistance Program. One hundred percent (100%) of the allocated/expended CDBG funds were used in low-mod areas as area benefits and individual benefits to LMI populations.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City provided General Fund dollars as matching leverage for the CDBG funds allocated for 2016 – 2017 and 2017 – 2018 Alley projects projected to be completed by April 2019. Total cost of the two Alley Reconstruction Projects awarded for construction on October 13, 2018 is \$437,690. The General fund provided \$173,275 of the \$437,690 the CDBG \$100,415 for the 2016 – 2017 funded Stoney Creek Alley Project and \$164,000 2017 – 2018 funded Misty Glen/Ray Andra Alley Projects. The general fund is also paying for the administrative, contracting cost, and Davis Bacon Compliance cost. Project was bid in October 2018 and completed August 2019.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	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
Total	0	0

Table 6 – Number of Households Supported

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

The City of DeSoto did not allocate CDBG funding for affordable housing activities this reporting period. The City continues to provide referrals of persons seeking housing assistance to nonprofit partner Habitat for Humanities who provides housing assistance to Desoto residents. Referrals are also made to area churches and religious institutions providing assistance with food, utilities, rent, and volunteer repairs including handicap accessibility.

Beginning the 2017 Annual Plan Year, the City replaced CDBG funding for expanded Code Enforcement in LMI Census tracts with General Fund but continued to provide an enhanced level of service in LMI areas. Code Enforcement initiated approximately two thousand cases in LMI areas aimed at preserving existing affordable housing stock by issuing notices and citations for violations involving: Boarded Homes, Construction w/o Permit, High Grass/Weeds, Missing House Numbers, Illegal Business, Illegal Parking, Illegal Signs, Inoperable Vehicles/Oversized Vehicles, Public Right of Way, Substandard Structure, Trash & Debris/Trash Placement, Trees and Landscaping, Unsecured Structure and Zoning.

Discuss how these outcomes will impact future annual action plans.

N/A

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
Total	0	0

Table 7 – Number of Households Served

Narrative Information

The City of DeSoto did not allocate CDBG funding for affordable housing activities this reporting period.

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 DeSoto is a participant in the Continuum of Care in the Dallas area, and is committed to directly participating in planning and programs and funded activities. During the 2018 Program Year, the City continued its involvement in CoC activities. The City of DeSoto supports the data collection and participates in the programs and activities sponsored by the Dallas County CoC and the Metro Dallas Homeless Alliance aimed at reducing poverty and addressing the needs of persons in poverty and those in need of homeless services and support. DeSoto participated in the monthly meeting with the CoC and MDHA to discuss policy and support the collection of data for those persons in need of and receiving services. City of DeSoto participated in the January 2018 Point in Time (PIT) Homeless Count sponsored by Metro Dallas Homeless Alliance in conjunction with the Dallas County CoC.

City of DeSoto coordinated with shelters and service providers to receive survey data for homeless persons in shelters in Dallas County or accessing services on the PIT night, identifying themselves as living or having lived in DeSoto. The City of DeSoto Assistant City Manager and staff participated in meetings in 2017 and- 2018 with the Dallas Metro Homeless Alliance to discuss how the City of DeSoto might participate in the PIT Count resulting in the City's participation in the scheduled count for January 2018. The City of DeSoto focused on performing the PIT in the City of DeSoto. Based on data collected during the PIT for homeless persons in DeSoto and identification of homeless persons in Dallas County shelters whose homeless origin began in DeSoto, City personnel identified service providers and will make referrals of homeless persons to those services.

As noted, there currently is no service delivery system as such for these populations. The City and local organizations rely upon services provided by other area organizations.

Addressing the emergency shelter and transitional housing needs of homeless persons

DeSoto did not provide federal funding for shelter activities. Local organizations address these needs through alternative funding. The City does not provide entitlement funding for homeless shelters. However, shelter needs are supported by local organizations and resources that address homeless shelters, supportive housing, halfway housing, transitional housing, day shelters, low income housing and drug and alcohol treatment.

Neighboring agencies such as: Living Word, Bridges Safehouse, Inc., The B&W House, Promise House and Homeward Bound and others provide homeless services and addresses emergency shelter and transitional housing needs for those transiting to permanent housing and independent living. The City

funds a Transportation Assistance Program providing monthly subsidy utilizing fare cards to qualified LMI applicants to pay for transportation with local taxi company Yellow Cab. The program pays for participants' transportation to essential services such as travel to doctor's offices, pharmacy, grocery stores, hospital. The City coordinates with local senior centers and senior living facilities to advertise and offer these services. Transportation cost to essential services was identified as a priority need during the Annual Plan community engagement and consultation with public and private agencies.

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

No funding was proposed in the Annual Plan to address homeless prevention, but the City continues to partner with local service providers through the Continuum of Care Coalition and Metro Dallas Homeless Alliance (MDHA). Desoto police, Community Development, Code Enforcement, and City Manager staff participated in the January 2018 MDHA One Night Count, identifying homeless persons in shelters and on the streets of Desoto. Referrals were made to service providers and shelters both during the county and as needed during the program year. City Staff also participate in the Visiting Nurses Association of Texas programs, delivering meals on wheels to area residents. City coordinates with Police department staff in identifying shelter for person in need being discharged.

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

No funding was proposed in the Annual Plan to address homeless prevention, but the City continues to partner with local service providers through the Continuum of Care Coalition and Metro Dallas Homeless Alliance.

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

Actions taken to address the needs of public housing

DeSoto does not have any public housing units, though the City has three assisted affordable rental communities in the City: Primrose Park at Rolling Hills with 250 units, the Wintergreen Senior Apartments with 180 units, and Texas Kirkwood Apartments with 198 units. Financed with Low Income

Housing Tax Credits, some units include some form of rental assistance to make rent more affordable for very low-income families.

This housing is intended for low- and moderate-income households, based upon HUD's income limits calculations for the Dallas County, Texas Metropolitan Statistical Area.

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

There is no public housing within the City of DeSoto.

Actions taken to provide assistance to troubled PHAs

There is no public housing within the City of DeSoto.

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)

Job creation, living wages, and unemployment were identified as impediments to fair housing. In response to impediments, the City encourages efforts to attract business and development and to develop affordable housing projects using incentives and tax credit programs provided by the DeSoto Economic Development Corporation when available. Funding including incentives These efforts included incentives to support development cost and assistance with regulatory compliance for development of a new Hilton Home 2 Hotel and expansion of Brittle-Brittle a family owned candy manufacturer. These employers provide jobs to LMI persons.

Other impediments included transportation and access to essential services for persons impacted by poverty and limited income. The CDBG funded Transportation Assistance Program enabled 40 participants, LMI 80% or below, to travel to essential services.

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

The City continues to research new funding sources for programs to address underserved needs. Funding limitations is a major obstacle to providing the services needed to focus on the remaining and growing issues that prevent families from breaking the cycle of poverty.

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

The city did not undertake any housing activities during this reporting period. The City has approximately 5,174 housing units with the presence of lead-based paint in them, but it should be noted that the bulk of these units were constructed after 1960 and have the lowest possibility of lead-based paint. Overall the lead hazard in DeSoto appears to be less acute than in older, often highly urbanized communities.

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

The City partnered with the COC Coalition to reduce the number of poverty-level families through the development of programs and services needed to assist those families with education, job opportunities and life skills training.

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

As a participant in the Dallas County CDBG program, the City has developed relationships and contacts with a number of service providers, not-for-profit organizations, housing developers and lenders, and agencies at the state, regional and local levels. The Administration Department understands its role in the delivery system and will work to develop and formalize an organized and effective delivery system including as many of the entities responsible for program delivery as possible.

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

As a participant in the Dallas County CDBG program, the City has developed relationships and contacts with a number of service providers, not-for-profit organizations, housing developers and lenders, and agencies at the state, regional and local levels. The Administration Department understands its role in the delivery system and will work to develop and formalize an organized and effective delivery system including as many of the entities responsible for program delivery as possible.

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

The City's code enforcement and infrastructure improvements help to address barriers to decent affordable housing by creating more inviting communities that are affordable too low to moderate income families.

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 provides outreach to minority businesses to encourage participation in providing goods and services to the City. The contract for the CDBG funded Stoney Creek and Misty Glen/Ray Andra Alley Projects is Construction Companies Group, minority business enterprise and Hispanic owned business certified by the North Central Texas Regional Certification Agency (NCTCRA). Total cost of the two Alley Reconstruction Projects awarded for construction on October 13, 2018 was \$437,690. The project was completed in April 2019.

The City provided outreach to persons with disabilities, minorities and non-English speaking person encouraging participation in the Transportation Assistance program. Of the forty participants, 100% were seniors and/or disabled persons, 38 Black and 2 White. Senior service agencies and senior housing providers provide outreach and assistance to non-English speaking persons applying for the program.

The City of DeSoto continued its use of monitoring standards and procedures. The City has developed its own set of Program Policies and Procedures and Project and Program Monitoring Procedures. The following description outlines the policies, standards and procedures that the City will employ to ensure compliance with program requirements.

The Administration Department views its monitoring responsibilities as an ongoing process, involving continuing communication, evaluation, and follow-up. The process involves frequent telephone contacts, written communications, the analyses of reports, audits, and periodic meetings with the agencies and city departments responsible for entitlement funded programs. The Department's staff will stay informed concerning compliance with program requirements and the extent to which technical assistance is needed. To execute its monitoring program the Administration Department will develop and implement monitoring procedures to ensure that recipients and sub-recipients of HUD funds are in compliance with Federal regulations and program guidelines.

The overriding goal of monitoring is to identify deficiencies and promote corrections in order to improve and reinforce performance. Deficiencies are corrected through discussion, negotiation, or technical assistance. The three stages utilized for addressing problem areas are early identification of problems, intervention for more serious or persistent problems, and sanctions.

Overview: Non-profit organizations that receive CDBG funds will be required to submit monthly financial and performance reports prior to reimbursement of expenditures. These reports will provide sufficient information to document compliance with timely expenditures and performance objectives.

Performance objectives and outcomes will be required of all nonprofits receiving funding and will be incorporated in the contract agreement with the City. Monthly reports will allow for monthly “desk monitoring” throughout the program year. The Administration Department will review these reports on a monthly basis.

If developed in DeSoto, Community Housing Development Organizations (CHDOs) will submit monthly performance and matching reports to the department to ensure ongoing compliance and goal accomplishments. These organizations will be subject to annual CHDO certification and annual monitoring when new projects begin, or when deemed necessary through a risk assessment.

City staff will provide technical assistance to social service and housing organizations that receive Federal funds either by phone, email, or on-site visits whenever a change in program staff or other operational concerns develop.

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 considers the involvement of its low- and moderate-income residents to be essential to the development of its CAPER.

The City ensures that all Public Hearings are held at times and locations convenient to potential and actual beneficiaries and with accommodations for persons with disabilities. Upon request, in advance of the meeting, the City will attempt to make accommodations for those individuals in need of special assistance.

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 were no changes in the City's program objectives. The City will continue to assess and monitor the needs of the community and make the appropriate changes.

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

No

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

N/A