



2018 |

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION PLAN (CAPER)

CITY OF DALTON

PREPARED BY:
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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)

In accordance with the federal regulations found in 24 CFR 570, the City of Dalton has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2018 to June 30, 2019. The CAPER presents the City's progress in carrying out projects and activities pursuant to the Program Year (PY) 2018 Annual Action Plan for the Community Development Block Grant (CDBG) funds it received from the United States Department of Housing and Urban Development (HUD) to principally benefit low-to-moderate-income individuals in the City.

The 2018 CAPER describes and evaluates how the City of Dalton invested formula funds from HUD to meet affordable housing and community development needs. This annual report also provides a general assessment of the City's progress in addressing the priorities and objectives contained in its Five-Year 2019–2023 Consolidated Plan (Con Plan).

The City of Dalton has successfully utilized CDBG funds by increasing housing assistance for low and moderate income persons and allocating CDBG to local non-profit organizations to provide essential social services for the homeless, LMI persons, and non-homeless special needs population.

The City of Dalton identified the following goals during PY2018:

1. Increase and Improve Affordable Housing
2. Reduce Homelessness-Public Service
3. Prevent/Reduce Homelessness-Public Facility
4. Enrich Community Services
5. Administration and Planning

HIGHLIGHTS

A total of **\$610,379.86** in CDBG funds were used to address a wide range of community development needs. CDBG funds were allocated for sidewalk improvements, code enforcement, affordable rental rehabilitation and abused and neglected spouses. The following provides a highlight of some of the projects that were completed in 2018.

A total of **\$15,653.00** in CDBG funds was expended for public services activities for low income households served by Northwest Georgia Family Crisis Center, Inc.

A total of **\$71,899.84** of CDBG funds was expended by the City of Dalton for administration and planning activities.

The City of Dalton utilized **\$275,000.00** of CDBG funds to rehabilitate existing affordable rental housing units for LMI households plus special needs and/or homeless individuals

The City of Dalton also utilized **\$16,392.21** of CDBG funds for code enforcement activities in low and moderate income areas. A total of 381 corrective citations with were issued and addressed by homeowners.

The City of Dalton utilized **\$231,359.79** of CDBG funds for the installation of 1,060 feet of new sidewalks at Richardson Street and Trammell Street. The sidewalks were constructed of poured in place concrete with a brushed finish in compliance with ADA and Federal design standards.

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.

The City of Dalton completed three out of seven goals outlined in its 2018 Annual Action Plan by funding public services, public facility infrastructure improvement projects, and code enforcement activities. However, two goals were not met; specifically to increase and improve affordable housing and to prevent/reduce homelessness-public facility. These goals are currently in progress and will be completed in 2018. The following table provides a summary of Consolidated Plan goals and the City’s progress towards accomplishing these 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 and Planning	Administration and Planning	CDBG \$71,899.84	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Code Enforcement	Code Enforcement Officer	CDBG: \$16,392.21	Number of Households Receiving Code Enforcement	Housing Units	500	383	76.20%	2	2	10%
Enrich Community Services	Non-Housing Community Development	CDBG: \$75.02	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5	385	100%	165	165	100%
Increase and Improve Affordable Housing	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$275,000.00	Rental units rehabilitated	Households Assisted	12	32	100%	64	20	31.25%

Reduce Homelessness-Public Service	Homeless	CDBG: \$15,653.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1931	806	41.74%	1979	230	11.62%
Sidewalk Installation	Non-Housing Community Development	CDBG: \$231,359.79	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6109	6109	100%	6109	6109	100%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Table 2 - Accomplishments - Strategic Plan to Date

Goal	Category	Funding		Outcome				
ADA Improvements	Non-Homeless Special Needs Other - ADA Compliance	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$264,250.00	Other	6109	1222	Other	20.00 %
Administration and Planning	Other - Administration and Planning	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$379,000.00	Other	0	0	Other	0 %
Code Enforcement	Other - Code Enforcement Officer	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$62,075.00	Housing Code Enforcement/Foreclosed Property Care	500	381	Household Housing Unit	76.20 %
Enrich Community Services	Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$82,800.00	Public service activities for Low/Moderate Income Housing Benefit	5	220	Households Assisted	4400.00 %
Increase and Improve Affordable Housing	Affordable Housing Public Housing Non-Homeless Special Needs	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$562,338.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	0	0	Households Assisted	0 %
				Rental units rehabilitated	12	0	Household Housing Unit	0.00 %
				Homeowner Housing Rehabilitated	0	20	Household Housing Unit	0 %

Prevent/Reduce Homelessness-Public Facility	Homeless	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete					
		CDBG	\$77,500.00						Homelessness Prevention	1541	0	Persons Assisted	0.00 %
Reduce Homelessness-Public Service	Homeless	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete					
		CDBG	\$201,450.00						Public service activities other than Low/Moderate Income Housing Benefit	275	368	Persons Assisted	133.82 %
									Public service activities for Low/Moderate Income Housing Benefit	5	0	Households Assisted	0.00 %
									Homeless Person Overnight Shelter	0	203	Persons Assisted	0 %
									Homelessness Prevention	55	0	Persons Assisted	0.00 %
Sidewalk Installation	Non-Housing Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete					
		CDBG	\$265,662.00						Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	0	0	Persons Assisted	0 %
									Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	10	0	Households Assisted	0.00 %

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Dalton had tremendous success in addressing its public service and infrastructure priorities. Although some projects were not closed out in this program year, the City made significant efforts on code enforcement, installation of sidewalks and public service activities. The City has worked with Northwest Family Crisis Center, the Dalton Police Department, and the Housing Authority of the City of Dalton to carry out these activities. Meaningful accomplishments have also been made in providing public services to low income residents.

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	296
Black or African American	76
Asian	2
American Indian or American Native	3
Native Hawaiian or Other Pacific Islander	0
Multi-racial	18
Total	0
Hispanic	30
Not Hispanic	395

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

Narrative

The table above lists the numbers of beneficiaries by race and ethnicity assisted with HUD-Funded programs in 2018. The numbers reported for ethnicity do not reflect the same count as the total number reported by race. The variances could be attributed to refusal of information, errors at intake, or unwillingness to share information about ethnicity and/or race.

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	399,838	\$610,379.86

Table 3 - Resources Made Available

The City of Dalton received **\$399,838.00** in CDBG funding for 2018. The amounts in Table 3 reflects the amount of funding available for CDBG in 2018.

Expenditure of Program Funds

- IDIS Report PR26: \$610,379.86 in CDBG funds was expended in 2018.
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- IDIS Report PR56: 0.32 Expenditure Ratio in 2018.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
LMI Census Tracts	82	83	CDBG funds were allocated for parks, rental rehabilitation, sidewalk improvements, code enforcement, and programs for abused and neglected spouses

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City recognized geographic regions with populations in need of affordable housing options. These areas include Census Tracts 4, 5.02, 10, and 13. These areas have a dense population of low to moderate income families and minority concentrations.

Leveraging

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

Although, the CDBG program does not require matching funds, CDBG funds are typically leveraged through various private and public sources for the CDBG projects undertaken in 2018. Subrecipients that received CDBG funding also received funding from federal, state, local, and other resources.

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.

The table below summarizes housing accomplishments in 2018 compared to the proposed production targets listed in the 2018 Annual Action Plan. The City of Dalton utilized available funding to increase affordable housing options for low and moderate-income and homeless households.

	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	64	0
Number of households supported through Acquisition of Existing Units	0	0
Total	64	0

Table 6 – Number of Households Supported

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

The City of Dalton completed all four of the goals outlined in its 2018 Annual Action Plan by funding public services, affordable rental rehabilitation and code enforcement activities.

Discuss how these outcomes will impact future annual action plans.

Future Annual Action Plans will provide additional information on program changes that are

currently in development as the City continues to determine the needs of residents in Dalton.

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.

The table below reflects 20 persons served in 2018 with CDBG funding throughout the City.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	20	0
Moderate-income	0	0
Total	20	0

Table 7 – Number of Households Served

Narrative Information

The City of Dalton completed all four of the goals outlined in its 2018 Annual Action Plan by funding public services, affordable rental rehabilitation and code enforcement activities.

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:

The City of Dalton invests its CDBG funds in programs and services to meet the basic needs of the homeless population. The City of Dalton is a current member of the Georgia Balance of State Continuum of Care (BoSCoC) which consists of 152 predominantly rural counties in Georgia. The City continues to collaborate with local businesses, community-based, and faith-based organizations to support providers' efforts to reduce homelessness in Dalton.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Homeless services in Dalton are delivered through a community-based network of organizations that collaborate to help homeless families and individuals move toward self-sufficiency. In rural Georgia, the homeless population can be more difficult to see than in more urban areas. The Balance of State Continuum of Care conducted a physical count of the homeless on the night of January 28, 2019. Teams reached out to unsheltered homeless persons to assess needs and direct them to the appropriate care and resources. According to the 2019 PIT, the City of Dalton had a total of 50 homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Developing housing for homeless individuals is one of the most challenging aspects of affordable housing. Chronically homeless individuals need physical and mental health services in addition to housing which makes it extremely difficult for local providers to offer housing to homeless persons with the assurance that they will receive needed services in a timely and sufficient manner. Nevertheless, during FY2018 the City of Dalton utilized CDBG funding to provide assistance to nonprofits providing emergency shelter and transitional housing to women and children of domestic violence.

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

Public systems or institutions (i.e. jails, prisons, hospitals, child welfare, mental health facilities, etc.) often release individuals directly into homelessness. The Open Doors Homeless Coalition coordinates release between the GA Balance of State (BoS) CoC and the foster care system, health care, mental health care, and correctional facilities.

For homeless families with children, a centralized intake is in place that seeks to mediate/prevent homelessness whenever possible, reduce the homeless episode for families through rapid rehousing and shelter/transitional housing focused on moving families from homelessness to permanent housing as soon as possible, and permanently house the most vulnerable families, as resources are available. The GA BoSCoC's prioritization process includes the use of the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT). The VI-SPDAT is an evidence based triage tool that assesses vulnerability. Once assessed using the VI-SPDAT, an individual or family is given a score that corresponds with a recommended intervention. That score takes into account vulnerability across many levels including homeless history, risks, socialization and daily functioning, and wellness. Each intervention is prioritized by a subpopulation and secondary population.

For homeless individuals, the CoC uses the VI-SPDAT to identify the most vulnerable persons experiencing homelessness. The most vulnerable persons are given priority in permanent supportive housing.

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 continues to coordinate its homeless activities to prevent individuals and families from becoming homeless and help individuals/families regain stability in current housing or permanent housing through local nonprofit organizations. Homeless services/domestic violence providers also utilize intensive case management to help homeless persons move from homelessness to permanent housing and independent living. Case managers identify gaps in the clients' life skills and support networks, and connect them to the appropriate resources (e.g. job skills training, mental health and substance abuse treatment, GED classes, etc.). The addition of wraparound services can shorten the period of time that individuals and families experience homelessness, increase access to affordable housing units, and reduce the incidence of chronic homelessness.

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

Actions taken to address the needs of public housing

The HACD had taken concerted steps to improving the living conditions of its residents over the last two years by completing HVAC upgrades to housing units that were built in the 60's and 70's. These facility upgrades will reduce housing related costs for low income households. Additionally, the HACD has also upgraded street appeal, such as exterior painting, new roofs, and landscaping.

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

The HACD is a privately managed and works with other nonprofit organization within the City to encourage self-sufficiency and homeownership.

Actions taken to provide assistance to troubled PHAs

The authority is an independent entity, not directly controlled by the City of Dalton nor under the direction of the federal Department of Housing and Urban Development also and is not classified as a troubled PHA.

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 has collaborated with local non-profits agencies to allocate resources for transportation programs for the elderly, disabled, or low-income residents. The City has also worked with Whitfield County to review transportation planning efforts to advocate public infrastructure improvements that align with the goal of expanding housing choice.

In search for a solution for the education, testing, and enforcement the City will work with local agencies and sustain a robust public interest ad campaign to increase the public's awareness of housing discrimination and of the process for filing a complaint and increase opportunities for representation of victims of discrimination in the pursuit of legal recourse. The Dalton-Whitfield Community Development Corporate (DWCDC) participates in Dalton/Whitfield County Homeless Count each year on behalf of the City.

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

The primary obstacle to meeting underserved needs is the limited resources available to address identified priorities. In the 2018 Action Plan, the City identified the greatest underserved needs of LMI residents were accessing safe, decent, affordable housing, assistance for non-profit collaboration, and infrastructure improvements.

One of the mechanisms the City uses to address obstacles in meeting underserved needs is encouraging collaboration among service providers to avoid duplication of services. During the program year, limited resources and increased need have brought about greater collaboration among non-profit organizations and other entities.

In 2018, emphasis was also placed on sustaining the availability of naturally occurring affordable housing for low-to-moderate-income persons, by effectively utilizing available resources. The City entered into contract with the Housing Au existing affordable housing stock.

Lastly, the City also invested CDBG program funds into needed sidewalk improvements to improve walkability in low and moderate income areas.

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

The City follows the local building codes and regulations on lead based paint (LBP) inspections and removal. The Whitfield County building inspector's office services the City of Dalton and currently adopts the State of Georgia requirements for LBP abatement. All CDBG sub-recipients are required to follow local and HUD requirements when disturbing LBP.

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

While no one program or service alone can reduce the number of Dalton residents living in poverty, the City's strategy for poverty reduction continues to support and coordinate a broad array of services that address the various needs of Dalton's low-to-moderate-income individuals and families. The number of individuals and families receiving other potentially poverty reducing assistance during 2018 is reflected in the accomplishment data shown throughout this document.

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

The City collaborates with local nonprofit housing and social service partners to carry out housing and community development activities. The City will continue to identify gaps and improve institutional structure by using the following strategies:

- Reduce and/or alleviate any gaps in services and expedite the delivery of housing and community development improvements to eligible persons by providing CDBG resources to local nonprofits.
- Evaluate the procurement process and guidelines for all rehabilitation and construction projects.
- Coordinate projects among City departments and support ongoing efforts for City initiatives.
- Maintain a strong working relationship with the Housing Authority of the City of Dalton based on the mutually shared goal of providing suitable housing for low-to-moderate-income persons.

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

The City actively encourages local non-profit organizations to collaborate, leverage funds, and coordinate programs whenever possible. Cooperation, joint planning and implementation are necessary to ensure that vital services reach the City's residents.

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 has an important role to play in removing the barriers to fair housing, but these impediments are systemic and require effort from both private and public sectors to correct. Implementation of the recommendation addressed in the AI, will assist the City of Dalton in achieving the reality of being an open and inclusive community that truly embraces fair housing choices for all residents.

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 has established procedures to ensure that the CDBG program and sub-recipients comply with federal program requirements, City policies, and meet local and national goals. Monitoring responsibilities were carried out by the CDBG Program Manager, Finance Director, and Consultants. To ensure that all sub-recipients were in compliance with all applicable laws and regulations, activities for each agency are reviewed, as described below:

To ensure compliance, the application process was evaluated and documents of eligibility was recorded by standardize grading form. Sub-recipients were placed under contract for all CDBG funds. Monthly service reports were required from all agencies to document that at least 51% of clients benefited had low or moderate incomes. All drawdowns were received and reviewed by CDBG Program Manager prior to requesting funds. The program manager utilized a Risk Analysis Matrix for all sub-recipients to create a desktop review and provided onsite motoring and assistance as needed. The risk analysis focused on the following key areas: financial, management, national objective, and planning. Each sub-recipient was analyzed and graded based on risk assessment. Scores are low risk (0-30 points); moderate risk (31-50 points) and high risk (51-100 points). All Subrecipients were monitoring during FY2018. The results of the monitoring revealed one concern which was addressed and closed by the City.

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 of Dalton's Citizen Participation Plan meets HUD's requirements referenced at 24 CFR 91.105(b) for citizen participation in all HUD grants programs. The City has devised specific actions to encourage increased participation in its housing and community development programs and persons of low- to moderate income.

A draft of the 2018 CAPER was available for public comment for a 15-day period from **Thursday, September 5, 2019** through **Friday, September 23, 2019**. A Public Notice was advertised in the

Daily Citizen News and on the City's CDBG website at <https://www.cityofdalton-ga.gov/?SEC=053ADC68-B6E2-4FC9-9514-31399989ECA9> .

The City distributed notice of the public meeting through a wide network of non-profit organizations to ensure affirmative steps to solicit participation in the CAPER preparation process.

All public notices informed residents who may have disabilities and/or speak limited English to contact our office for special accommodations if necessary. A copy of the advertisement is included in the appendix. A public review meeting was held at Dalton City Hall located at 300 West Waugh Street, Dalton, Georgia 30720 on Tuesday, September 11, 2019 at 3:00p.m. Citizens were given an opportunity to review the draft document and provide written comments. There were no public comments received at the meeting.

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 has not made any major changes to the objectives of the CDBG program in the last year. The program continues to focus on public services, public facilities improvements, code enforcement.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? The City of Dalton is not a BEDI grantee.

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

N/A