

# City of Hickory

## Consolidated Annual Performance and Evaluation Report

July 1, 2015 to June 30, 2016



*City of Hickory*  
*PO Box 398*  
*Hickory, NC 28603*  
*[www.hickorync.gov](http://www.hickorync.gov)*

## 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.

Use of Resources and Program Achievements, FY 2015-2016:

1. Preservation of the City's Housing Stock: \$77,279 was invested into preserving the City's housing stock by providing low-interest rate single-family rehabilitation loans to five qualifying low and moderate-income homeowners residing within low to moderate-neighborhoods as defined by HUD. One home was completed during the FY 15 funding year through the City of Hickory's Housing Rehabilitation Loan Program. Four more homes were assisted by Habitat for Humanity's grant program.
2. Administration of Housing Rehabilitation Program: \$ 4,691.06 was used to fund a Housing Rehabilitation Loan Program Administrative Technician and a Rehabilitation Specialist to assist in the implementation of the City's Housing Rehabilitation Loan Program.
3. Enhancing Affordable Housing Opportunities: \$ 22,500 was used to provide downpayment assistance to First-Time Homebuyers. The City assisted 3 first-time homebuyers in obtaining homeownership.
4. Public Services Initiative: \$ 3,344.00 was provided in the form of a grant to the City of Refuge Community Development Center to provide an afterschool program to approximately 21 predominately low to moderate income students.
5. Public Services Initiative: \$10,000.00 was provided as a grant to Exodus Homes to fund employment and transportation coordination services for program residents. Exodus Homes provides employment assistance and coordinates transportation for all residents. The mission of Exodus Homes is to help homeless and previously incarcerated recovering addicts maintain their sobriety, learn new skills, and become productive, contributing members of society. Approximately 42 residents received assistance through the program.
6. Public Services Initiative: \$15,000 was allocated to AIDS Leadership Foothills Area Alliance (ALFA) in the form of a grant to provide case management services to people living with HIV/AIDS. ALFA also offers HIV prevention education programs to the community at large. They currently have 164 people in care through their case management program.
7. Public Services Initiative: \$20,000.00 was provided as a grant to the Hickory Soup Kitchen, which enabled the organization to serve approximately 350 meals per day to 215 residents of Hickory needing a warm meal.
8. Public Services Initiative: \$610.82 was provided to Community Ridge Day Care to assist equipment for its recently renovated infant room.

9. Public Infrastructure Improvements: \$155,456.79 was used to resurface portions of five neighborhood streets located within low and moderate income neighborhoods. Approximately 7,200 linear feet of two lane neighborhood streets were resurfaced. In addition, a sidewalk and street trees were installed in the right of way adjacent to the Viewmont Square Court Apartment Complex. This is a tax credit project for low and moderate income senior citizens.
10. Renovations of the Ridgeview Library: \$27,123.75 was used to assist with the renovations to the former Ridgeview Library.
11. Renovations to Hickory Optimist Park: \$308,718.93 was used to assist with providing a walking trail around the park, an outdoor gym, and constructing required drainage improvements. The improvements also include a pedestrian connection to Optimist Park to a nearby subdivision. A new community building is under construction and will be completed in early fall 2016.
12. Promote Fair Housing Practices: \$1,410 of funding was used to purchase newspaper advertising to inform city residents of their fair housing rights.
13. Program Administration: \$47,774.16 was utilized to provide program administration and planning during the 2015-2016 program year.

**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
Demolish Dilapidated Structures	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	4	0	0.00%			
Downpayment Assistance	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	3	12.00%	5	3	60.00%

Homeless Services and Prevention	Homeless	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	0	0.00%			
Homeless Services and Prevention	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	309		400	309	77.25%
Increase Entrepreneurship Opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	0	0.00%	5	0	0.00%
Increase Fair Housing Outreach and Awareness	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	0	0.00%			
Increase Fair Housing Outreach and Awareness	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		150	0	0.00%

Park Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	3890	77.80%	2500	3890	155.60%
Preserve the City's Housing Stock	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%	1	0	0.00%
Preserve the City's Housing Stock	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	15	75.00%	1	15	1,500.00%
Provide Services to Persons Living with HIV/AIDS	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	164	21.87%	160	164	102.50%
Provide Services to Persons Living with HIV/AIDS	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5500	9865	179.36%	2500	5975	239.00%

Youth Services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%			
Youth Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	21		20	21	105.00%

**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.**

The City of Hickory was able to address significant portions of its goals. Projects help protect the City's housing stock by providing urgent repairs and housing rehabilitation assistance to 15 households during the program year. Significant numbers of citizens benefited from street resurfacing projects and public facility improvements. The improvements to Hickory Optimist Park are nearly complete. The City's public services initiative continued to assist the community's most vulnerable populations, which included: at risk youth, the homeless, persons living with HIV and AIDS, and persons with substance abuse issues.

## 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	264
Black or African American	204
Asian	1
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>470</b>
Hispanic	37
Not Hispanic	433

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

### Narrative

This table indicates the racial and ethnic breakdown of families assisted through CDBG public service funds. This does not include the racial and ethnic breakdown of area benefit activities that benefit all residents of a census tract or block group.

## 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		1,800,000	693,909

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
CDBG ELIGIBLE AREA	70	86	
City-Wide	30	14	Eligibility Area

Table 4 – Identify the geographic distribution and location of investments

### Narrative

All Low and Moderate Income Area Benefit National Objective activities take place in the CDBG Eligible Area, which is considered Census Tracts 104.2, 107, 109, and 110. The vast majority of funds are spent in these areas.

## **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.**

These federal funds were also leveraged through the use of donated roofing shingles from Habitat for Humanity. The organization is able to receive donated shingles to assist low income households. They have recently opened this up to City rehabilitation projects. This helps the City provide roof repair services to additional households. For loan recipients, the reduced cost of the roof repairs is passed on the homeowners in the form of lower loan payments.

## 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	7
Number of special-needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>7</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	4
Number of households supported through the rehab of existing units	0	16
Number of households supported through the acquisition of existing units	0	3
<b>Total</b>	<b>0</b>	<b>23</b>

Table 6 – Number of Households Supported

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

Demand for housing rehabilitation assistance continues to outstrip the funding available. City staff continues to investigate ways to stretch this funding further. The City received a larger than previous Urgent Repair Grant from the North Carolina Housing Finance agency this year. That will enable the city to serve more families without impacting other community development projects. By enhancing a partnership with Habitat for Humanity, the City was able to assist more families this year than in previous years. This is largely because they are able to leverage volunteer labor and donated materials.

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

The City will continue to try and increase the number of families served through housing rehabilitation and downpayment assistance programs. The City will continue to The City's deferred loan program has begun to gain popularity. Since it does not require the owner to make monthly payments, it is easier for

homeowners to qualify. In recent years, fewer applicants have been able to meet loan criteria, which led to the creation of the program for households earning less than 50% of the area median income. Habitat for Humanity's Housing rehabilitation program also does not require significant monthly payments by the homeowner.

**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 Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	6	0
Low-income	11	0
Moderate-income	6	0
<b>Total</b>	<b>23</b>	<b>0</b>

**Table 7 – Number of Persons Served**

### **Narrative Information**

23 families were assisted with funding during the 2015-2016 program year. The majority were low and extremely low income families. The City works to assist those with the greatest financial needs with the funding that is available.

## **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**

Community Development Division staff continues to serve on the Catawba County Continuum of Care. This organization brings together homeless serving agencies from across the county to determine funding options, raise awareness about important issues, and reduce duplication of services. The City funded the Hickory Soup Kitchen in the amount of \$20,000. This organization provides a hot meal and showers to homeless individuals five days per week. The City also supported Exodus Homes with a \$10,000 grant. This organization provides a residential treatment program for homeless individuals that have substance abuse issues.

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

The City continues to fund Exodus Homes, which provides transitional housing to homeless and previously incarcerated individuals with substance abuse issues. The organization was funded with a \$10,000 grant in 2015-2016.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City's grants to public service agencies assist low income individuals by providing free or low cost services such as afterschool tutoring, healthcare, and food assistance. These services can enable families to make their incomes go further and reduce the likelihood of homelessness. The Hickory Soup Kitchen provides meals and food assistance to enable individuals to stretch their incomes. City of Refuge provides no cost tutoring services to low income elementary school students. ALFA provides case management services to persons living with HIV and AIDS to help them stay in care, which should reduce healthcare costs and help reduce the risk of becoming homeless.

### **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**

Exodus Homes helps homeless individuals with substance abuse issues make the transition from homelessness to employment and permanent housing. The City continues to work with the Continuum of Care to coordinate services and work with other service providers to identify gaps in services, and assist agencies in serving as many individuals in need as possible.

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

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

Street resurfacing funds were used to resurface two streets (1st Street SW and 10th Avenue SW) adjacent to public developments. These streets were in need of repair, and this resurfacing will improve the living environment of those living in the area and the immediate vicinity.

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

Staff makes Hickory Public Housing Authority Staff aware of City of Hickory downpayment assistance programs for which residents may be eligible. City staff is also working on a US Environmental Protection Agency grant to complete a redevelopment plan for a portion of SW Hickory, which includes a significant concentration of public housing. Community outreach to the housing authority will ensure that resident needs are taken into account when continuing to formulate the plan.

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

The Hickory Housing Authority does not have a troubled housing authority designation.

## **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)**

City of Hickory staff continues to review its ordinances annually to ensure that they are not setting up barriers to affordable housing. Recent actions taken to address affordable housing needs include allowing multi-family housing by right in all commercial zoning districts.

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

The City continues to use CDBG funding to provide public infrastructure and facility improvements in low and moderate income areas. Infrastructure projects this year included resurfacing of portions of five streets in the Ridgeview and Green Park neighborhoods. CDBG funding enables the City to provide additional resurfacing beyond its normal resurfacing schedule. Facility and infrastructure improvements continued at Hickory Optimist Park. These improvements included the completion of a walking trail and outdoor gym. Construction started on a new community building in the project year. That building will be completed in early fall 2016. CDBG funds are used to provide additional facility improvements that would not be possible without the funding.

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

The City has also taken actions to reduce lead paint hazards. The City follows the lead safe housing rule when conducting housing rehabilitation activities. All of the City's rehabilitation projects are under \$25,000 in hard costs, which means that the City must identify and address lead hazards when paint is disturbed by renovation activities. This includes conducting a lead hazard risk assessment on the home and addressing all of the hazards identified in the report.

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

Numerous public service activities are funded each year with the aim of reducing poverty in the City of Hickory. \$20,000 was provided to the Hickory Soup Kitchen to provide meals and food assistance to very low income families. These families that received assistance were able to stretch their income further to fund additional needs. ALFA received \$15,000 to assist its case management program, which provides resources to persons with HIV and AIDS to ensure that they stay in treatment. ALFA helps with medications, food, and housing assistance to help clients remain in treatment. Exodus Homes received \$10,000 to provide job and transportation coordination services for residents in its substance abuse treatment programs. The goal of the program is to assist residents in finding employment and move towards self sufficiency.

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

Staff continues to review policies and procedures to ensure that programs are run according to appropriate federal guidelines. Improvements in the 2015-2016 fiscal year included updates to file checklists for public infrastructure projects, nonprofit subrecipients, and housing rehabilitation programs. In addition, staff regularly meets with nonprofit subrecipient to ensure that they are aware of federal requirements. As Habitat for Humanity has expanded its housing rehabilitation program efforts, staff has met with them on numerous occasions to discuss procurement, lead based paint, and other requirements related to the program.

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

City of Hickory staff continues to attend Catawba County Continuum of Care meetings. These meetings provide a forum for local public and private housing providers along with public and private social service agencies to address issues confronting the homeless and poverty level families in the community. The City of Hickory and Habitat for Humanity have also enhanced their partnership to provide housing rehabilitation assistance within the City of Hickory. The City has provided additional assistance to Habitat for Humanity as they increase the amount of housing rehabilitation services they provide in the community.

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

City of Hickory Staff continues to advertise and educate citizens regarding their rights to fair housing. Advertisements informing residents of their fair housing rights ran in the local real estate book, the Hickory Daily Record, and the Spanish newspaper Hola Noticias. Staff reached out to discuss fair housing issues with the City of Hickory Community Relations Council. In addition, staff has worked with Centro Latino, the local Hispanic ministry to translate housing program flyers into Spanish. Staff has also met with the organization's executive director on multiple occasions to discuss housing programs and fair housing laws. Staff continues to serve on the Catawba Valley Association of Realtors Equal Housing Opportunity Committee. This committee provides education and outreach to local realtors regarding fair housing laws. In April 2016, the committee invited an attorney with the NC Real Estate Commission to make a presentation at the bi-monthly luncheon that for the association.

## **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 of Hickory Community Development Division conducts file audits of all city-initiated CDBG activities to ensure compliance with relevant federal requirements. Staff maintains file checklists for each of the types of activities normally undertaken each year. In addition, all nonprofit subrecipients are monitored by City staff at least once per year to ensure compliance with applicable requirements. Also, the City hires an independent auditor to review its finances each year. This audit includes an in-depth review of CDBG program activities.

## **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.**

All reports are made available for review on the City's website and in the Planning and Development Services department at City Hall. The City also holds a public hearing to receive comments on the report prior to its consideration by the Hickory City Council.

## **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.**

As this is the first year of the City's 2015-2019 Consolidated Plan, there do not appear to be reasons to significantly change its programs. However, reductions in funding have made it more difficult to achieve Consolidated Plan objectives. If funding continues to decrease, the City will need to make decisions regarding more significant cuts to program offerings. Staff has identified that the goals associated in the strategic plan for some of the City's public service activities appear to have been incorrectly identified as facility improvements rather than public service activities. This will be addressed in a future minor amendment to the plan.

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

No

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