



City of East Wenatchee

2018 Consolidated Annual Performance and Evaluation Report (CAPER)

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**Adopted on _____ by
Resolution 2019_____**

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Introduction

The City of East Wenatchee receives federal Community Development Block Grant (CDBG) funds on an annual basis under Title I of the Housing and Community Development Act of 1974. The overall goal of the CDBG Program is to develop a strong community with the provision of decent housing, a suitable living environment, and to expand economic opportunities. Use of CDBG funds in East Wenatchee are targeted to benefit low and moderate-income citizens.

Within 90 days of the end of each program year, a Consolidated Annual Performance and Evaluation Report (CAPER) must be prepared, reviewed by the public, and submitted to HUD. The CAPER allows the public, local officials, and HUD to evaluate and provide feedback on the effectiveness and success of program strategies and activities undertaken during the preceding year.

East Wenatchee's CDBG Program fiscal year for the 2018 Annual Action Plan is from October 1, 2018 through September 30, 2019. This 2018 CAPER describes the projects and activities completed by the City during that program year. This report follows the format guidance provided by HUD for elements of a CAPER.

CR-5 Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

Summary of the goals, objectives, and outcomes identified in the adopted *2015 to 2019 Community Development and Housing Consolidated Plan*:

Goal 1: Revitalize neighborhoods:

- Review public infrastructure and ADA needs when determining projects
- Purchase, construct and improve public facilities and improvements

Goal 2: Provide supportive services for people who are homeless and those at risk of homelessness:

- Target individuals who meet the chronically homeless definition
- Connect people who are homeless with services, shelter and food
- Provide services for people with special needs
- Promote services that improve overall efficiency of the homeless system

Goal 3: Increase and preserve affordable housing:

- Evaluate options for tax credits and other programs to increase the availability of affordable housing
- Continue to work with local housing providers to identify opportunities to increase housing options and rehabilitate existing housing stock.
- Increase and preserve affordable housing. Evaluate opportunities to work with the private and public sector to increase the availability of lower cost housing with programs to provide rental assistance and down payment assistance for homebuyers.

In 2018, East Wenatchee's annual CDBG formula amount was \$132,759. Of that amount, the City's *2018 Annual Action Plan* allocated the funds for the following projects and activities:

- **\$10,000** to administration and planning,
- **\$69,300** for the Housing Authority of Chelan County and the City of East Wenatchee to rehabilitate and convert 18 seasonal housing apartments to year-round use, and
- **\$53,469** for the Columbia Valley Housing Association for their Homebuyers Down Payment Assistance Program.

Project Status.

The following is a summary of work that was initiated or accomplished during the 2017 program year to further the goals and objectives in the Consolidated Plan.

Administrative and planning functions. Only \$5,323 of the funds for administrative activities were expended. The majority of the expenses related to the preparation of a regional assessment of fair housing. The City is working with the City of Wenatchee and the Housing Authority of Chelan County and the City of East Wenatchee to develop a regional assessment of fair housing. The City of Wenatchee is acting as lead entity for this effort.

The following two projects address **Goal 3 Increase and preserve affordable housing.**

The Housing Authority of Chelan County and the City of East Wenatchee used \$59,926.90 of the funds awarded to them to rehabilitate and convert 18 seasonal housing apartments at their Heritage Glen project located at 665 3rd St. NE, East Wenatchee, to year-round units. The project included 16 one-bedroom apartments and 2 two-bedroom apartments for year-round use for eligible low-moderate income farmworkers. The project included unit rehabilitation with new bathroom cabinets, replacement of flooring and countertops, new closets and other improvements to prepare them for year-round use.

The Columbia Valley Housing Association was unable to expend any of their allocated funds for their Down Payment Assistance for Low-Income Families program. The current market in East Wenatchee for home sales is very tight. The funds will remain available to the Housing Association until it becomes necessary to reallocate them to another project.

The activities described below address **Goal 4 Provide supportive services for people who are homeless and those at risk of homelessness**

Mitigation of homelessness and those at-risk of homelessness: The City works with agencies and service providers to target individuals who meet the chronically homeless definition, connect people who are homeless with services, shelter and food, provide services for people with special needs, and promote services that improve overall efficiency of the homeless support system.

Staff from the East Wenatchee Community Development Department regularly attend meetings of the Chelan Douglas Homeless Advisory Committee (formerly

called the Task Force). That committee includes representatives from various housing and service providers including state and local government agencies, non-profits, local landlords, and faith-based organizations.

Staff and elected officials from the City of East Wenatchee are members of the Chelan Douglas Homeless Housing Task Force (formerly called the Steering Committee). That group is responsible for the development of the local homeless housing strategic plan and recommends awards for the distribution of the Chelan-Douglas Counties Homeless Housing fund, City of Wenatchee Low-Income Housing funds, Consolidated Homeless Grant (CHG), Housing & Essential Needs Grant Funds (HEN) and Emergency Solutions Grant funds (ESG).

No CDBG funds are used for this activity. Since no projects were completed using CDBG funds, no accomplishments have been reported.

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)

2018 Program Year		
Funds Available		
	2018	\$ 132,769
	2017	\$ 11,082
	2015	\$ 10,000
	<i>Total</i>	\$ 153,851
Project Allocations		
Administration	\$ 10,000	2018
Housing Authority	\$ 69,300	2018
Housing Assoc.	\$ 53,469	2018
	\$ 11,082	2017
	\$ 10,000	2015
Total for Hsg. Assoc.	\$ 74,551	
Expenditures		
Administration	\$ 5,323	
Housing Authority	\$ 59,927	
<i>Total</i>	\$ 65,250	
Funds Remaining		
2018 Funds to be Reallocated	\$ 14,050	
Housing Association	\$ 53,469	
	2017	\$ 11,082
	2015	\$ 10,000
<i>Total</i>	\$ 88,601	

As mentioned above, the current housing market is limiting the ability to find reasonably priced homes. The median home sale price in the Wenatchee market area is currently

\$348,250. This is an increase of 6% from last year. Using the median income for the area, a family of 4 with an income of 80% of median (\$54,700), can only afford a home in the \$220,000 or less range. It will continue to be a challenge to find affordable homes given the limited inventory within the City Limits.

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 projects that were awarded funds address the priority to promote affordable housing. The Housing Authority project converted 18 apartments from seasonal use to year-round use to better utilize the available units. The Housing Association down payment assistance program will provide an opportunity for low-moderate income families to move from the rental market to homeownership. That change in tenancy helps to stabilize the family and provide financial predictability.

CR-10 Racial & Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	31
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	31
Hispanic	30
Not Hispanic	1

Table 1 – Table of assistance to racial and ethnic populations by source of funds

CR-15 Resources and Investments Grant Funds Spent

Identify the resources made available

<i>Source of Funds</i>	<i>Source</i>	<i>Resources Made Available</i>	<i>Amount expended During Program Year</i>
CDBG		\$153,851.24	\$

Table 3 - Resources Made Available

Narrative

In 2018, East Wenatchee’s CDBG formula grant was \$132,769. Additionally, there is \$10,000 remaining from 2015 and \$11,082 remaining from 2017. Those funds have been committed to the down payment assistance program. However, amendments to the annual action plans for those years must be completed before the city can enter into a contract with the Housing Association.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of East Wenatchee does not use “target 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.

No other funds were used to complete the projects for the 2018 program year. Typically, the homeownership assistance program includes private funds as part of the home purchase. However, as mentioned above, the funds allocated to that program were not expanded during the 2018 program year.

CR-20 Affordable Housing

The Housing Authority project converted 18 dwelling units from seasonal use to year-round use providing more units of affordable housing for eligible low-moderate income farmworkers. The project included 16 one-bedroom apartments and 2 two-bedroom apartments for year-round use. The Housing Association down payment assistance program.

CR-25 Homeless and Other Special Needs

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

East Wenatchee has no housing programs and relies upon other local agencies for public housing and housing support programs serving homeless and other special needs individuals and families.

- Staff from the East Wenatchee Community Development Department regularly attend meetings of the Chelan Douglas Homeless Advisory Committee (formerly called the Task Force). That committee includes representatives from various housing and service providers including state and local government agencies, non-profits, local landlords, and faith-based organizations.
- Staff and elected officials from the City of East Wenatchee are members of the Chelan Douglas Homeless Housing Task Force (formerly called the Steering Committee). That group is responsible for the development of the local homeless housing strategic plan and recommends awards for the distribution of the Chelan-

Douglas Counties Homeless Housing fund (RCW 36.22.179 and RCW 36.22.1791), City of Wenatchee Low-Income Housing funds, Consolidated Homeless Grant (CHG), Housing & Essential Needs Grant Funds (HEN) and Emergency Solutions Grant funds (ESG). The funds are awarded using a competitive grant application process. The city of Wenatchee is the lead entity for this process.

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

As mentioned previously, the City participates in the award program for regional homeless assistance program funds. 2020-2021 Homeless Housing Funding Awards allocated \$92,000 to Homeless Outreach and \$688,000 for the Coordinated Entry/Diversion and Training Programs. All of these programs are outreach efforts directed toward assessing needs and helping folks find alternatives to living on the streets.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless Housing Funding Awards were granted for Traditional Emergency Shelter in the amount of \$136,500 and \$498,816 for Transitional Housing. Additionally, \$100,000 was set aside for a Low-Barrier Emergency Shelter Development. A hotel voucher program was funded to provide alternatives to emergency shelters when the typical shelter environment will not work.

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

Homeless Housing Funding Awards were granted for Prevention of Homelessness in the amount of \$276,800. A Landlord Liaison program that connects homeless individuals with private housing was funded with \$180,000.

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

Homeless Housing Funding Awards were allocated for Rapid Rehousing in the amount of \$592,383 and for Permanent Supportive Housing \$267,734 was awarded.

CR-30 – Public Housing

Actions taken to address the needs of public housing

In 2002, the city of East Wenatchee executed an interlocal governmental cooperation agreement (ILA) with the Housing Authority of Chelan County and the City of Wenatchee. The ILA allows the Housing Authority to operate, under limited circumstances, within the city limits. An East Wenatchee city councilmember serves on that agency's board of directors. The Housing Authority operates an apartment complex that was previously providing 17 year-round units and 18 seasonal units for low-income farmworkers. That complex was the recipient of CDBG funds in the 2018 Program Year to convert those seasonal units to year-round units – a better utilization of the units.

The Housing Authority also operates the Section 8 Tenant Based Rental Assistance Program with 494 vouchers. Approximately 150 of the participants in the program reside in East Wenatchee. They also have 47 HUD Veteran's Assistance Vouchers.

The Housing Authority has a range of services to address the needs of their tenants and clients.

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

No activities or actions were taken by the city. However, the Housing Authority offers their tenants and clients a self-sufficiency education program which includes information on managing money, caring for a home, and life skills.

Actions taken to provide assistance to troubled PHAs

The Housing Authority is not a troubled PHA.

CR-35 - Other Actions

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.

East Wenatchee participates in the regional Our Valley Our Future/Nuestro Valley Nuestro Futuro regional planning process. Significant efforts over the past two years involved a regional approach to identifying solutions to our current housing crisis. Over 40 local individuals representing industries and agencies including building, real estate, land development, government and the general public have been meeting to identify and discuss ways to increase the availability, variety, and affordability of homes. The initial recommendations of the Housing Solutions Group can be found in a document entitled: Where Will We Live? Which was published in October of 2018. That group has continued to meet, and several subcommittees have been formed. One of the focus groups is specifically looking at public policies that may be impacting affordable housing. Those efforts are continuing. It is anticipated that code amendments will be identified and implemented in the near future.

Actions taken to address obstacles to meeting underserved needs.

None taken

Actions taken to reduce lead-based paint hazards.

The City maintains and periodically updates a Lead Based Paint page in the Building Department section of the city web site that provides information to tenants and homeowners regarding lead-based paint.

Actions taken to reduce the number of poverty-level families.

None taken

Actions taken to develop institutional structure.

None taken

Actions taken to enhance coordination between public and private housing and social service agencies.

City staff regularly attend meetings of the Chelan Douglas Homeless Housing Advisory Committee. The Committee includes housing and service providers. Representatives are from the rental association, faith-based organizations, non-profits, state and local agencies. The Committee concentrates on outreach and communication between service providers and other public agencies that may be in contact with homeless individuals and families. This group provides recommendations to the cities, counties, and housing and service providers relative to actions that will reduce homelessness, encourage rapid re-housing, support and educate landlords, and provide information to the general public regarding homelessness.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice.

The City maintains and periodically updates a Fair Housing web page in the Community Development Department section of the City web site that provides, brochures, forms and contact information for people to pursue Fair Housing claims.

CR-40 Monitoring

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 Community Development Department for the City of East Wenatchee is responsible for the administration of the CDBG Program. This includes the monitoring and evaluation of program activities as they relate to the adopted consolidated plan and annual action plan.

Monitoring and oversight in 2018 were focused primarily on documenting the process and expenditures related to the rehabilitation and conversion of the Housing Authority multifamily housing units.

The progress implementing the homeowner down payment assistance will need to be monitored closely during the 2019 Program Year to ensure that the funds are spent in a

timely manner. If the program continues to have difficulties finding affordable units, the funds may need to be re-programmed to a different project.

All administrative tasks were completed on time and submitted to HUD.

The City is committed to its success as a CDBG entitlement jurisdiction and intends to make the best use possible of the limited funding it receives.

Citizen Participation 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports

In compliance with the Citizen Participation Plan and the Limited English Proficiency Plan, the City published a notice of availability and notice of public hearing in the Wenatchee World on November 8, 2019 providing 25 days for public review and comment. The notice was published in English and Spanish. The notice announced the availability of the Draft *2018 Consolidated Annual Performance and Evaluation Report* (CAPER) report and a notice of the public hearing on December 3, 2019.

A copy of the Draft CAPER was posted on the City website and made available at City Hall.

The City Council held a public hearing on December 3, 2019 to accept testimony and consider approval of the City's 2018 CAPER. No public testimony was offered.

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.

No changes are planned or anticipated.

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

No, this jurisdiction does not have any BEDI funds.

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

Not applicable.