



# Fourth Program Year CAPER

The CPMP Fourth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

The City of Farmington's Year 4 Annual Action Plan fiscal year runs from October 1, 2007 through September 30, 2008. The Grant amount for Year 4 was \$444,851. The total budget for all four years is \$1,903,386. The total expended for all four years is \$1,547,999. Last year's Year 3 CAPER had a total expended amount of \$873,486. The Sycamore Park Community Center and the Catholic Charities Transitional Housing project have both accounted for the significant increase in expenditures. The Catholic Charities transitional shelter was completed this year and the Sycamore Park Community Center opened to the public on November 16, 2008.

### General Questions

1. *Assessment of the one-year goals and objectives:*
  - a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*

The City of Farmington has made significant progress in managing the Action Plan projects this year.

1. Sycamore Park Community Center – At the time of writing this CAPER this project is nearly complete all budgeted CDBG funds from Years 1 through 4 have been expended. Year 5 has a final \$150,000 for the project, which will primarily be used for exterior improvements this fall and next spring. A grand opening was held on November 16, 2008.
2. Pedestrian Infrastructure – This project has been delayed due to a problem with the State Historic Preservation Office. A new project area may need to be identified.
3. Transitional Housing Facilities – Catholic Charities has completed the four new transitional housing units. At the time of writing this CAPER, three of the units are occupied and the fourth unit is expected to be filled in November.
4. Blight Removal – CDBG funded another successful Refrigerator and Electronic Waste Recycling project this year. The City Clean and Beautiful Project collected approximately 7,108 pounds of E-Waste and 101 refrigerators. This project addressed visual blight, environmental concerns, and improved child safety.
5. Elderly and Disabled Home Making Services – This project has been providing steady accomplishments while assisting the elderly.

6. Affordable Housing – Emergency Rental Assistance – This project provides move-in assistance to the homeless and eviction prevention assistance. A total of 43 households were assisted: 18 singles, 10 single parents, and 15 families.
7. Homebuyer Education – Three successful classes have been held this year.
8. Child Care Assistance – This project provides daycare assistance through a contract with the San Juan College Daycare Center to qualified fulltime students. This program has finished its second year and has been a great success. This year, the first student graduated from SJC with an Associates Degree who had received this assistance. During Year 4, 15 parent students with a total of 17 children were assisted with a total of 18,852 hours of day care.

b. *Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*

Table 1 shows all action plan projects and their total amended budgets, total project drawdowns, total project balance, percent of total project funds remaining, the national objective, and outcome objective. At the bottom of Table 1 are column totals and the total percentage remaining. The Year 3 CAPER had a total percentage remaining of 40% while this year's CAPER has only 14.2% remaining. The Sycamore Park Community Center and the Catholic Charities Transitional Housing project are the primary reasons for this improvement in expenditures. The following Table 1A shows the definitions of the Federal Outcome Objectives and Table 1B shows the definitions of the National Objectives.

**Table 1**

<b>CAPER Year 4 - Total Budget and Expenditures by Project</b>						
<b>Projects</b>	<b>Total Amended Budget Years 1-4</b>	<b>Total Project Drawdowns</b>	<b>Total Project Balance</b>	<b>Percent of Project Funds Remaining</b>	<b>National Objectives</b>	<b>Outcome Objective</b>
Homeless Shelter Facility	\$242,112	\$242,112	\$0	0.0%	LMC	DH-1
Homeless Shelter Planning	\$50,000	\$50,000	\$0	0.0%	LMC	DH-1
Sycamore Park Community Center	\$545,000	\$474,902	\$70,098	12.9%	LMA	SL-1
Pedestrian Transportation Infrastructure	\$225,000	\$129,025	\$95,975	42.7%	LMA	SL-3
Transitional Housing Facilities	\$93,000	\$93,000	\$0	0.0%	LMC	DH-1
Blight Removal	\$72,957	\$51,207	\$21,750	29.8%	SBA	SL-3
Lead-Based Paint Inspections in Residences	\$10,000	\$7,888	\$2,112	21.1%	SBR	DH-3
Elderly and Disabled Homemaking Services	\$60,000	\$59,456	\$544	0.9%	LMC	SL-2
Affordable Housing – Emergency Rental Assistance	\$96,750	\$87,944	\$8,806	9.1%	LMC	DH-2
Home Buyer Education Program	\$16,000	\$12,040	\$3,960	24.8%	LMC	SL-2
Transportation Services for Youth	\$37,000	\$36,314	\$686	1.9%	LMC	SL-2
Single Parent Family Child Care Assistance	\$51,000	\$45,381	\$5,619	11.0%	LMC	SL-2
Indian Center Remodel	\$30,000	\$0	\$30,000	100.0%	LMC	SL-1
Planning and Admin.	\$336,679	\$311,847	\$24,832	7.4%		
<b>Totals</b>	<b>\$1,865,498</b>	<b>\$1,601,116</b>	<b>\$264,382</b>	<b>14.2%</b>		
	Total Budget	Total Expenditures	Total Balance	Total % Remaining		

Table 1A

<b>Outcome Objective Definitions</b>			
	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 1B

<b>National Objective Definitions</b>	
LMC	Low Moderate Income Clientelle
LMA	Low Moderate Area
SBA	Blight Area
SBR	Blight Urban Renewal

Table 2 shows a breakdown of the expenditures and budget for Year 4 by Objective type. At the bottom of the table the total expenditures and budget by outcome objective is shown.

**Table 2**

Year 4 Expenditures by Goals and Objectives							
	SL-1	SL-2	SL-3	DH-1	DH-2	DH-3	
Sycamore Park Community Center	\$ 229,902						Expenditures
	\$ 150,000						Budget
Pedestrian Transportation Infrastructure			\$ -				Expenditures
			\$ 60,000				Budget
Transitional Housing				\$ -			Expenditures
				\$ 40,000			Budget
Blight Removal			\$ 12,338				Expenditures
			\$ 20,000				Budget
Elderly and Disabled Homemaking Services		\$ 27,802					Expenditures
		\$ 15,000					Budget
Affordable Housing – Emergency Rental Assistance					\$ 21,194		Expenditures
					\$ 30,000		Budget
Single Parent Family Child Care Assistance		\$ 16,032					Expenditures
		\$ 20,000					Budget
Indian Center Remodel	\$ -						Expenditures
	\$ 30,000						Budget
Homebuyers Education		\$ 1,040					Expenditures
		\$ -					Budget
Total Expended	\$ 229,902	\$ 44,873	\$ 12,338	\$ -	\$ 21,194	\$ -	
Total Budgeted	\$ 180,000	\$ 35,000	\$ 80,000	\$ 40,000	\$ 30,000	\$ -	
	SL-1	SL-2	SL-3	DH-1	DH-2	DH-3	

c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

Pedestrian Infrastructure – This project has been delayed due to a problem with the State Historic Preservation Office (SHPO). CDBG staff recently attended a SHPO training session at the New Mexico Governor’s Housing Summit and there is hope that submitting additional materials documenting the types of structures in the project area may help with their review.

Transitional Housing – CDBG Staff was in discussions with a potential transitional housing provider but the large scale project did not move forward. The Year 5 budget added additional funds to make this a more attractive activity and CDBG staff has been contacted by two potential providers wishing to develop smaller projects in the near future.

Indian Center Remodel – The initial \$30,000, from the Year 4 project budget, was not enough to complete the proposed kitchen expansion/remodel project, so an additional \$20,000 has been added in the Year 5 Annual Action Plan. Staff hopes to begin construction in 2009.

2. *Describe the manner in which the recipient would change its program as a result of its experiences.*

This City of Farmington trimmed the number of projects for Year 3 and the program has run a little more smoothly. One area that CDBG staff can

recommend a change is to do away with the required 15% personal service cap. There is significant demand in the current service projects and many types of priority special needs groups that could be assisted with a larger personal service cap.

3. *Affirmatively Furthering Fair Housing:*

a. *Provide a summary of impediments to fair housing choice.*

The City of Farmington completed its Impediments to Fair Housing Choice in 2006. The following is an excerpt from the Executive Summary:

“Fair housing and affordable housing are different but strongly related issues. This Analysis of Impediments is on fair housing, which relates to discrimination based upon race, color, national origin, religion, family status, gender, disability, or sexual orientation. None of the information collected indicates a systemic problem with discrimination. Much more information was found on issues related to affordable housing.

The survey done for the Consolidated Plan included a broad question about experiencing any form of discrimination. Given the diverse racial background of Farmington, the systemic discrimination identified in The Farmington Report, and the high percentage of Navajo and Hispanic population within the Consolidated Plan Citizen Survey area, the 8.8% affirmative response is very encouraging, and is lower than discrimination numbers found in a HUD study, of other New Mexico municipalities.

This Analysis of Impediments shows that a significant portion of the residents in Farmington has difficulty finding adequate affordable housing based upon their economic situations. The combination of high rents and low wages force many families to spend a high proportion of their income on housing and utilities, which makes it harder for working families to realize the goal of home ownership.

The conclusion of the analysis is that there is limited evidence of blatant discrimination in Farmington and little impact on fair housing choice. However, there is evidence from the Consolidated Plan Citizen Survey, from public testimony, from City Zoning regulations, and from analysis of Census data that there are significant economic pressures that affect affordable housing choice.”

b. *Identify actions taken to overcome effects of impediments identified.*

The City of Farmington has completed an affordable housing study in 2006 that showed a growing affordability gap especially for young and minority populations. CDBG staff, in partnership with the Affordable Housing Alliance (AHA) of San Juan County, has completed a San Juan County needs assessment. The City is also finishing a housing needs assessment, which will be incorporated into the upcoming Consolidated Plan. The City is an active participant in AHA and continues to foster working relationships with its diverse members. AHA’s membership includes the Cities of Farmington, Aztec, and Bloomfield, the community of Shiprock in the Navajo Nation, San Juan County, non-profit service organizations, and developers.

4. *Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.*

The following Action Plan projects specifically address the needs of the underserved:

- The Roof Homeless Shelter provided shelter for the homeless.
- Sycamore Park Community Center is located in a CDBG targeted neighborhood area and will provide access to a variety of community programs.
- The sidewalk projects provide safe accessible access to jobs, services, and recreation opportunities.
- The Blight Removal project is providing environmental, safety, and visual improvements to low income neighborhoods.
- The emergency rental project gives people assistance to end homelessness and help to prevent people from becoming homeless.
- The homebuyer education project is helping to educate people to be more financially literate.
- The daycare assistance project is helping to provide affordable quality daycare to people who are attending college to better provide for their families.

5. *Leveraging Resources*

- a. *Identify progress in obtaining "other" public and private resources to address needs.*
- b. *How Federal resources from HUD leveraged other public and private resources.*

Federal Resources: HUD has posted the Community Development Block Grant entitlement for the City of Farmington for Year 4 as, \$444,851.

City Resources: The City of Farmington supports Community Service Agencies through service contracts to benefit the community. Table 2 details the Farmington fiscal year 2008 adopted budget for Community Services.

**Table 3**

<b>City of Farmington Proposed 2008 Community Service Budget</b>	
Total Behavioral Health	\$ 100,000
4 Winds Recovery Center	\$ 273,600
The Roof Operations Contract	\$ 57,000
Family Crisis Center	\$ 12,000
Path	\$ 15,000
Childhaven	\$ 24,000
North West NM Seniors	\$ 1,400
PMS - Shield/Roundtree	\$ 13,800
4 Winds State Detox Grant Pass Through	\$ 300,000
Safe Communities	\$ 50,000
Farmington Indian Center	\$ 282,094
<b>Total</b>	<b>\$ 1,128,894</b>

The \$545,000 provided for the Sycamore Park Community Center has leveraged both City and State funding for a total project cost of \$3,500,000.

The \$93,000 for the Transitional Housing project has leveraged private donations to Catholic Charities as well as State MFA funds for a total project cost of approximately \$300,000.

## Managing the Process

1. *Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

The CDBG Staff has produced assessments of the Annual Action Plan projects and finances to ensure timeliness standards were met. A detailed IDIS drawdown and expenditure spreadsheet is used with the City Accounting offices to ensure accurate record keeping. Staff has met with the project contactors and subrecipients and monitored their projects, finances, and client files.

The Farmington CDBG program has also had audits from the Labor Department and the Albuquerque HUD office this year. While both audits produced findings, all findings were rectified in a timely manner and the audits closed.

## Citizen Participation

1. *Provide a summary of citizen comments.*

No members of the public commented during the public hearing held on December 9, 2009, held during the regularly scheduled City Council meeting.

2. *In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.*

Table 2 details the total funds available and committed to individual projects and the expenditures to date. The following Table 4 describes the project locations. A map showing the Consolidated Plan targeted neighborhoods, the locations of specific projects, and the Census block group number is attached at the end of this report.

**Table 4**

<b>Geographic Spending</b>	
Project	Location Description
Multipurpose Neighborhood Center	The community center is being constructed at Sycamore Park in a targeted low-income neighborhood.
Pedestrian Transportation Infrastructure	Sidewalks are planned in the targeted low-income neighborhood around Sycamore Park.
Accessible Housing for the Elderly and Disabled	Community Wide
Transitional Housing	The Catholic Charities Transitional Housing Project is located In the Metropolitan Redevelopment Area.
Blight Removal	The graffiti removal portion of the project was in the targeted low-income neighborhoods. The refrigerator-recycling project was offered Citywide.
Elderly and Disabled Homemaking Services	Community Wide
Affordable Housing – Emergency Rental Assistance	Community Wide
Home Buyer Education Program	Community Wide
Single Parent Family Child Care Assistance	Community Wide

Table 5 shows the expenditures and budget of the Year 4 Annual Action Plan projects broken out by Community Wide projects and Targeted Neighborhoods. At the bottom of the table are the dollar amounts and the percentages by geographic type.

**Table 5**

<b>CAPER Year 4 Geographic Distribution of Expenditures and Budget by Project</b>				
		Community Wide	Targeted Neighborhoods	
B	Sycamore Park Community Center		\$474,902	Expenditures
			\$ 545,000	Budget
C	Pedestrian Transportation Infrastructure		\$ -	Expenditures
			\$ 60,000	Budget
E	Transitional Housing		\$ 93,000	Expenditures
			\$ 93,000	Budget
F	Blight Removal	\$ 14,823		Expenditures
		\$ 20,000		Budget
H	Elderly and Disabled Homemaking Services	\$ 20,127		Expenditures
		\$ 20,000		Budget
I	Affordable Housing – Emergency Rental Assistance	\$ 24,339		Expenditures
		\$ 30,000		Budget
J	Home Buyer Education Program	\$ 7,215		Expenditures
		\$ -		Budget
L	Single Parent Family Child Care Assistance	\$ 17,128		Expenditures
		\$ 20,000		Budget
Total Expended		\$ 83,632	\$ 567,902	
Total Budgeted		\$ 90,000	\$ 698,000	
		Community Wide	Targeted Neighborhoods	
<b>Percent by Geographic Type</b>				
Expended		13%	87%	
Budgeted		11%	89%	

## Institutional Structure

1. *Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.*

The City of Farmington has continued as an active member in the Affordable Housing Alliance to ensure communication between public entities, non-profit service organizations, and for profit developers.

## Monitoring

1. *Describe how and the frequency with which you monitored your activities.*

- Sycamore Park Community Center  
Design and construction contracts were reviewed by the Purchasing Department of the City of Farmington.
- Transitional Housing  
Staff has met with the Catholic Charities representative extensively through this year to discuss billing and reimbursements. A copy of the Certificate of Occupancy was provided and the final 10% of the contract amount was released. After completion and occupancy, the income, race, and number of occupants were reported.
- Blight Removal  
This project is managed by the City's Parks and Recreation Department. CDBG staff meets with Parks staff prior to each clean and beautiful event to discuss advertising, budget, and expenditures, removal contracts, and billing.
- Elderly and Disabled Homemaking Services  
CDBG staff contact with this service provider is through on-site visits, phone contacts, and a formal site visit to review sample client case files. In addition, monthly invoices detail the amount and type of care provided and wages of employees.
- Affordable Housing – Emergency Rental Assistance  
CDBG staff contact with this service provider is through on-site visits, phone contacts, and one formal site visit to review sample client case files and administrative documents. Staff also reviewed invoices detailing services provided.
- Home Buyer Education Program  
CDBG Staff or representatives have attended the classes and reviewed invoices.
- Child Care Assistance  
CDBG staff has conducted numerous meetings with San Juan College throughout the contract process and CDBG staff has trained the Daycare Center's management staff for reporting accomplishments. A recent meeting occurred to discuss end of the year reporting.

2. *Describe the results of your monitoring including any improvements.*

Monitoring has provided open communication with our contractors. Everyone has been very positive and open during monitoring visits.

- By having frequent contact with Catholic Charities through the design and contract phase of their project, the City has been able to help them avoid any problems.
- Staff has had improved reporting from the rental assistance program this year.
- Due to City staff turnover, there have been some lost invoices from the Senior Home Care project, but frequent monitoring and contact with the contractor has helped fix the problem before it became one.

### 3. *Self Evaluation*

- a. Describe the effect programs have in solving neighborhood and community problems.*
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*

The following are Year 4 Action Plan projects that are making a difference in the community:

- **Blight Removal**  
The Consolidated Plan's targeted low-income neighborhoods suffer hardest from visual blight issues in Farmington. This year's cleanup collected 7,108 pounds of E-Waste and 101 refrigerators. This project addressed visual blight, environmental concerns, and improved child safety.
  - **Elderly and Disabled Homemaking Services**  
Homemaker and respite services provide an opportunity for the elderly to live at home or with family and stay out of nursing homes longer.
  - **Affordable Housing – Emergency Rental Assistance**  
This program helps the homeless with move-in assistance from shelters or transitional housing into rental units. The program also provides a safety net to keep people from becoming homeless with eviction prevention assistance.
  - **Home Buyer Education Program**  
This class provides training in financial literacy, credit counseling, and how to buy a home.
  - **Child Care Assistance**  
This project provides financial assistance for daycare for qualified students at San Juan Community College, which helps students stay in school.
  - **Transitional Housing**  
The Catholic Charities Transitional Housing Project has expanded Farmington's capacity with four new units to house families in the greatest need.
- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.*

The transitional housing project and the action plan projects providing Emergency Rental Assistance, Elderly and Disabled Homemaking, and Blight Removal all specifically addressed the needs for decent housing and a suitable living environment. The transitional housing project is providing four new housing units for the homeless. The rental assistance has allowed homeless people to make the transition from shelter care to independent living and has prevented evictions from making more people homeless. The homemaking services have allowed elderly people to stay longer in their own homes. The blight removal projects have improved the living environment in low-income neighborhoods with community cleanup and the removal of refrigerators from people's yards.

*d. Indicate any activities falling behind schedule.*

Pedestrian Infrastructure – While processing the Environmental Assessment a problem with the State Historic Preservation Office has occurred, delaying the project.

*e. Describe how activities and strategies made an impact on identified needs.*

*f. Identify indicators that would best describe the results.*

(e. and f.)

- The Blight Removal Project has removed visual and environmental impacts to low income neighborhoods, and assisted in community cleanup efforts.
- The Elderly and Disabled Homemaking Services project has allowed people to continue to live in dignity.
- The Emergency Rental Assistance project helped very low-income families and individuals move into apartments from homelessness, transitional housing, and sheltered care. It has also, prevented households from becoming homeless.
- The Home Buyer Education classes have been well received by the public, providing financial literacy and credit counseling.
- The Childcare Assistance project has provided assistance to parents who are full time students. In a letter from the San Juan College Daycare program, they thank the City for the assistance and stated that several of the students would have had to drop out of school if they had not received the assistance. In addition, this year, a recipient of this assistance has graduated with an associate's degree.

*g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*

One barrier to fulfilling the goals of the Farmington Consolidated plan is the HUD required 15% service cap. Farmington's relatively small CDBG budget does not allow significant capacity improvement projects and the service cap limits our ability to provide services to the diverse special needs populations.

*h. Identify whether major goals are on target and discuss reasons for those that are not on target.*

Farmington's major goals are mostly being met with one exception. Farmington is meeting the timeliness expenditure requirements, priority

action plan projects are being successfully run and managed, and goals and objectives of the Consolidated Plan are being met within the limited CDBG budget.

The Sidewalk project has had two successful Action Plan years but the latest proposed projects have been held up. While processing the Environmental Assessment a problem with the State Historic Preservation Office has occurred, delaying the project.

- i. *Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

Farmington has identified goals, objectives, strategies, and activities to attain them. The primary limitation is the size of the CDBG budget and the HUD required 15% service cap. To address the sidewalk project, Farmington may need to select alternative sites, or reallocate the funds to meet a different Consolidated Plan objective.

**Lead-based Paint**

- 1. *Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.*

A lead based paint testing program finished in Year 3. CDBG Staff had difficulties finding properties with owners willing to be tested. Of the nine properties tested four homes tested positive. All of the tested homes were in the CDBG targeted neighborhoods and built prior to 1975. The tester’s recommendation in all four cases was to leave the surfaces undisturbed.

Table 6 shows the address, the points tested, positive tests, and the year built.

**Table 6**

<b>Lead-Based Paint Inspections</b>			
Location	Points Tested	Points Tested Positive for Lead	Year Built
510 N. Orchard	15	7	1954
905 S. Butler Avenue	29	15	Pre 60's ?
1017 Walnut	26	4	1960's
613 N. Orchard	40	7	1949-52
2605 Arch Lane	12	0	1970
1208 Fairview Place	15	0	1958
812 S. Butler Ave	15	0	1960's
2332 E. 12th Street	15	0	1965
1111 1/2 Graham Road	8	0	1975
Testing done through Souder, Miller, and Associates			
Testing Method: X-ray Fluorescence			
Date of Tests: October through December of 2006			

## HOUSING

### Housing Needs

1. *Describe Actions taken during the last year to foster and maintain affordable housing.*

No Action Plan projects specifically addressed affordable housing. However, there have been two activities undertaken by Farmington to begin to address this issue. First, a Housing Affordability Study has been created that quantified Farmington's housing market and showed areas of unaffordability. Second, Farmington is finishing a Housing Needs Assessment to be part of the new Consolidated Plan due in 2009.

### Specific Housing Objectives

1. *Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*

No Action Plan projects specifically addressed affordable housing.

2. *Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*

No Action Plan projects specifically addressed affordable housing.

3. *Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.*

The Catholic Charities Transitional Housing Project created four new housing units, two studio and two one bedroom, to help homeless families.

### Public Housing Strategy

1. *Describe actions taken during the last year to improve public housing and resident initiatives.*

There is no public housing in Farmington.

### Barriers to Affordable Housing

1. *Describe actions taken during the last year to eliminate barriers to affordable housing.*

The Year 4 Annual Action Plan's Homebuyer Education project has helped the public by providing credit counseling and financial literacy. The City of

Farmington completed an Affordable Housing report to document affordability issues in the area. The City is also an active participant in the Affordable Housing Alliance (AHA). This group is working on a needs assessment and a housing needs assessment.

## HOMELESS

### Homeless Needs

1. *Identify actions taken to address needs of homeless persons.*

The Year 4 Annual Action Plan Emergency Rental Assistance project helps the homeless with move-in assistance to leave shelter style housing. The Catholic Charities Transitional Housing Project created four new housing units, two studio and two one bedroom, to help homeless families.

2. *Identify actions to help homeless persons make the transition to permanent housing and independent living.*

The Year 4 Annual Action Plan Emergency Rental Assistance project helps the homeless with move-in assistance to leave shelter style housing.

3. *Identify new Federal resources obtained from Homeless SuperNOFA.*

No new funds have been sought.

### Specific Homeless Prevention Elements

1. *Identify actions taken to prevent homelessness.*

The Year 4 Annual Action Plan project Emergency Rental Assistance helps prevent homelessness by providing eviction prevention assistance.

## COMMUNITY DEVELOPMENT

### Community Development

1. *Assessment of Relationship of CDBG Funds to Goals and Objectives*
  - a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*

Table 7 shows the individual Annual Action Plan projects and the Consolidated Plan Objectives that they address. Table 10 lists of all the Consolidated Plan Objectives. The objectives addressed by the Year 4 Annual Action Plan projects are shown with shading

**Table 7**

<b>Objectives Addressed by the Year 4 Action Plan</b>	<b>Complet List of Consolidated Plan Objectives</b>
Objective B1:	Establish a Community Development Advisory Board to Oversee the Management of the Consolidated Plan and to Recommend Plans, Plan Amendments, Annual Action Plans and Annual Evaluation and Appraisal Reports to the City Council for Adoption
Objective B2:	Strengthen the Farmington Planning Division Staff's Capability to Serve the CDAB and manage the HUD Programs, which requires the production of Annual Action Plans, Plan Amendments, Annual Evaluation and Appraisal Reports, Environmental Assessments, and Ov
Objective B3:	Provide Technical Assistance to Area Non-Profits, the Private Sector and Local Governments Regarding Consolidated Plan Requirements, including: Grant Writing, Information Management and Services, and CDBG Fund Recipient Training.
Objective B4:	The City Council, the Community Development Advisory Board and Staff Shall Coordinate with Service Agencies and the Private Sector to Maximize the Leverage of Consolidated Plan Entitlement Grant Monies and to Mobilize the Resources Necessary to Achieve th
Objective B5:	Build and Support Regional Coalitions that Address the Needs and Objectives Identified Within this Plan
Objective B6:	Establish an Organization that may Coordinate and Administer the Implementation of those Economic and Housing Development Activities of this Plan that Afford Solicitation of Support from Private Foundations.
Objective C1:	Support Coordinated Activities to Implement the Economic Development Strategy Proposed within this Plan in Collaboration with the City Council, Area Service Providers, and Private Industry
Objective C2:	Support the Establishment of a City Coordinated Work Crew Program that affords Sheltered Work Opportunities for the Community's Special Populations.
Objective C3:	Promote Workforce Development Programs to Enhance the Skills of the Labor Force and the Productivity of Area Business Enterprise
Objective C4:	Promote Farmington as a Good Place to Do Business through Modifications in Land Use Plans and Unified Development Code Regulations, Marketing and Promotional Activities, and Establishment or Modification of Development Incentives.
Objective C5:	Establish and/or Strengthen Economic Information Management Systems that Support Economic Development Activities and Provide Timely Market Information to Economic Development Interests to Improve the Efficiency of the Marketplace.
Objective D1:	The City of Farmington shall Support all Initiatives under Federal Fair Housing Requirements.
Objective D2:	The City of Farmington in Collaboration with Agency Service Providers, Financial Institutions, and the Construction/Development Industry shall Address Affordable Housing as an Economic Development Issue.
Objective D4:	Support the Development of Affordable Home Ownership Opportunities to Accom-modate the Needs of Low- and Moderate-Income Households.
Objective D5:	Support the Development of Quality Affordable Rental Housing Opportunities to Accommodate the Needs of Low- and Moderate-Income Households.
Objective D6:	Proactively Support the Rehabilitation and Restoration of Low and Moderate-Income Residential Areas within the City through the Development of Neighborhood Plans.
Objective D8:	<b>Mitigate the Risks and Dangers Posed by Lead-Based Paint in Older Residences</b>
Objective E1:	Increase the Availability of Emergency Shelter for Homeless and At-Risk Populations, including: Individuals, Families and Children, Victims of Domestic Violence, HIV/AIDS populations, and Young Adults At-Risk of Becoming Homeless.
Objective E2:	Increase the Availability of Group Homes and Transitional Housing for the Special Populations identified within the City of Farmington.
Objective E3:	Increase the Availability of Emergency and Longer-Term Rental Vouchers and Housing Opportunities to Meet Needs of Special, Low, and Moderate Income Populations.
Objective E4:	Establish and/or Strengthen Case Management Systems that Improve Coordination and Centralize Information Management Functions Associated with the Special Populations of this Consolidated Plan

Table 7 Continued

Objectives Addressed by the Year 4 Action Plan	Complete List of Consolidated Plan Objectives
Objective E6:	Continue to Provide Support for General Elderly Services focusing on Meeting the Needs of the Bonnie Dallas Senior Center
Objective E7:	Enhance the Self-Sufficiency and Self Care Disability Support Services for the Frail Elderly and the Physically, Mentally, and Developmentally Disabled Populations
Objective E8:	Enhance the Effectiveness and Scope of Services Provided for At Risk Youth and for Young Adult Programs.
Objective E 9:	Provide Increased Support for Single Parent Families Living Near or Below the Poverty Level to Reduce the Number of Children Living in Poverty Through Self-Sufficiency Investments.
Objective F1:	Establish Neighborhood Planning as the Leading Mechanism for Coordinating the Development and Redevelopment of the Downtown, Low and Moderate Income Neighborhoods and Prioritizing Actions stated within this Plan.
Objective F3:	Improve the functional characteristics of Downtown and Reinstate Downtown as a Viable Economic Component of the Community in Coordination with Farmington Downtown Association, Neighborhood Associations, and the Parks Department.
Objective F5:	Improve the Efficiency & Effectiveness of Transportation Services Available in the City of Farmington.
Objective F6:	Coordinate with Health Care Providers to enhance access to medical services.
Objective F7:	Coordinate with Social Service Agencies to Improve Services Available to Low and Moderate Income Neighborhoods, Special Populations and in School Programs.
Objective F8:	Upgrade and Develop Public Facilities within Farmington, particularly as they relate to the Needs of Special, Low and Moderate Income Populations.
Objective F 9:	Support Farmington Parks Department Activities to Improve the Quality of the Living Environment within the Downtown, Low and Moderate-Income Neighborhoods
Objective F10:	Support the Establishment of a City Coordinated Work Crew Program that affords Sheltered Work Opportunities for the Community's Special Populations.
Objective F11:	Improve the Economic Performance of Infrastructure Investments in Farmington
Objective F12:	Improve the Suitability of the Living Environment through Enhancements to Environmental Quality and the Urban Design of the City.
Objective F13:	Prioritize Transportation Improvements within the Downtown, Low and Moderate –Income Neighborhoods of Farmington focusing on Maintenance, Rehabilitation and Improvements to the Pedestrian Environment.
Objective F14:	Support the Strategic Expansion of the Water and Sewer Distribution Systems to Strengthen Downtown, Low and Moderate Income Neighborhoods, to Support Development of Affordable Housing, and to Support Annexation of Appropriate Lands for Affordable Housing
Objective F15:	Support the Improvement of the Area Storm Water Facilities.
Objective F16:	Strengthen the City's Solid Waste Management Operations through Expansion of Recycling Programs and Hazardous Materials Management Operations.
Objective F16:	Strengthen the City's Solid Waste Management Operations through Expansion of Recycling Programs and Hazardous Materials Management Operations.

- b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*

In Year 4 there were no Action Plan projects that specifically addressed affordable housing.

- c. *Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*

Table 8 shows the median family income levels of extremely low, low, and moderate incomes, the number of people assisted and percent of the people assisted by income level. All 10 people listed on this table with an income greater than 80% of the MFI were part of the Homebuyer Education Class. This class was advertised as open to the public and no restrictions on attendance were made. HUD allows this use due to the very small

percentage of the annual expenditures of the project, 2.74% (see Table 8 below).

The Table 8 pie chart depicts the percentage of Clientele by income level.

**Table 8**

<b>Number and Percentage of Clientele Assisted by Income Level</b>				
MFI = \$50,069	Income Level % of Median Family Income 2006			
	< 30%	< 50%	< 80%	> 80%
	<b>Extremely Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Non-Moderate</b>
Low-Mod Clientele Projects	\$ 15,021	\$ 25,035	\$ 40,055	
Rental Assistance	9	19	15	
Senior home care	16	2	1	
Homebuyer	4	2	7	10
SJC Day Care	2	12	1	
<b>Number of Assisted by Income Level</b>	<b>31</b>	<b>35</b>	<b>24</b>	<b>10</b>
Total Assisted =	100			
<b>Percent of Assisted by Income Level</b>	<b>31%</b>	<b>35%</b>	<b>24%</b>	<b>10%</b>

Table 8 Pie Chart

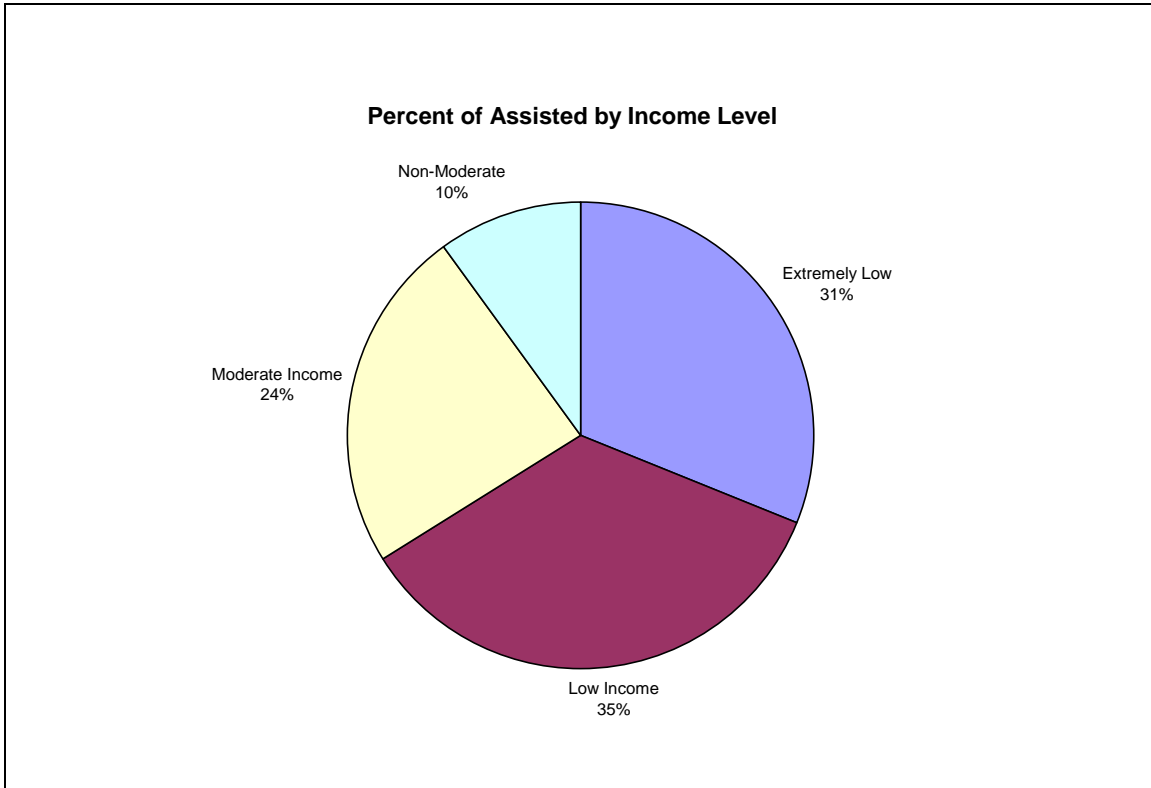


Table 9 shows all projects with expenditures broken down by type of clientele, Targeted Neighborhoods, Low and Moderate Income, and programs that are offered community wide. The community wide programs account for only 2.74% of Year 4 expenditures.

**Table 9**

<b>CAPER Year 4 Expenditures Breakdown by Clientele Type</b>			
<b>Projects</b>	<b>Targeted Neighborhood Greater than 51%</b>	<b>Low-Mod Clientele</b>	<b>Program Offered Community Wide</b>
Sycamore Park Community Center	\$474,902		
Transitional Housing Facilities	\$ 93,000		
Blight Removal	\$ 14,823		\$10,957
Elderly and Disabled Homemaking Services		\$ 20,127	
Affordable Housing – Emergency Rental Assistance		\$24,339	
Home Buyer Education Program			\$7,215
Single Parent Family Child Care Assistance		\$ 17,128	
<b>Totals</b>	<b>\$582,725</b>	<b>\$61,594</b>	<b>\$18,172</b>
<b>Percent by Clientele</b>	<b>87.96%</b>	<b>9.30%</b>	<b>2.74%</b>

2. *Changes in Program Objectives*

- a. *Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

There were no specific changes made to the Consolidated Plan objectives this year.

3. *Assessment of Efforts in Carrying Out Planned Actions*

- a. *Indicate how grantee pursued all resources indicated in the Consolidated Plan.*

The City of Farmington has diligently sought to expend all grant monies in a timely manner to avoid the loss of grant funds.

- b. *Indicate how grantee provided certifications of consistency in a fair and impartial manner.*

The provided certification of consistency insures that all grant funds expended during Year 4 were consistent with the goals and strategies of the Farmington Consolidated Plan.

- c. *Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*

CDBG staff has worked diligently to implement the Year 4 Action Plan. The areas of delay are detailed in this CAPER.

4. *For Funds Not Used for National Objectives*
  - a. *Indicate how use of CDBG funds did not meet national objectives.*
  - b. *Indicate how did not comply with overall benefit certification.*

All funds expended met national objectives and complied with the approved Year 4 Action Plan.

5. *Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property.*

No Action Plan projects required the displacement or relocation of any residents.

6. *Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons*

No Year 4 Annual Action Plan projects involve economic development.

7. *Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit*
  - a. *Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

Projects that are for targeted neighborhoods, shown on Table 8 above, are all located within census block groups identified by the Farmington Consolidated Plan as being low-mod income. The sidewalk project and the community center are located in census block group 100.5, as shown on the Geographic Distribution of Spending Map.

The refrigerator removal project's collection point was located within census block group 402.5, though collection was allowed from the full community.

The Homebuyer Education Class was another community wide activity. Table 7 above shows that 10 of 26 of those in attendance were not below 80% of the MFI

8. *Program income received*
  - a. *Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*
  - b. *Detail the amount repaid on each float-funded activity.*
  - c. *Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*
  - d. *Detail the amount of income received from the sale of property by parcel.*

No Year 4 Annual Action Plan project generated any program income.

9. *Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:*
  - a. *The activity name and number as shown in IDIS;*

- b. *The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;*
- c. *The amount returned to line-of-credit or program account; and*
- d. *Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*

Not Applicable

10. *Loans and other receivables*

- a. *List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*
- b. *List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*
- c. *List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.*
- d. *Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*
- e. *Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

Not Applicable

11. *Lump sum agreements*

- a. *Provide the name of the financial institution.*
- b. *Provide the date the funds were deposited.*
- c. *Provide the date the use of funds commenced.*
- d. *Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

Not Applicable

12. *Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year*

- a. *Identify the type of program and number of projects/units completed for each program.*
- b. *Provide the total CDBG funds involved in the program.*
- c. *Detail other public and private funds involved in the project.*

Not Applicable

13. *Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies*

- a. *Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.*

Not Applicable

## **Antipoverty Strategy**

1. *Describe actions taken during the last year to reduce the number of persons living below the poverty level.*

The one Year 4 Annual Action Plan project that applies to Antipoverty would be the Child Care Assistance project. This project makes it easier for parents to pursue education so that they can improve their employability.

## **NON-HOMELESS SPECIAL NEEDS**

### **Non-homeless Special Needs**

1. *Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).*

The Year 4 Annual Action Plan project Elderly and Disabled Homemaking Services provides assistance to the elderly and their families to allow them to live in their homes longer than would otherwise be possible.