

**2020-2021
Consolidated Annual Performance
and Evaluation Report**

Community Development Block Grant
HOME Investment Partnerships Program



DRAFT

For City Council consideration
September 28, 2021



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LANCASTER CITY COUNCIL

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its Strategic Plan and its Action Plan. 91.520(a)

This 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Lancaster's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. This CAPER provides the City's progress report for the first Program Year of the 2020-2024 Consolidated Plan period, covering the period from July 1, 2020, to June 30, 2021.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, implements projects and awards grants and loans to individual households and nonprofit, for-profit or public organizations for projects in furtherance of the adopted Consolidated Plan. In addition to the formula grants, this CAPER also includes data related to special allocations awarded through the Coronavirus Aid, Relief and Economic Security (CARES) Act for the CDBG and ESG programs. These programs are respectively titled CDBG-CV and ESG-CV.

The CDBG Program statute provides a wide range of eligible activities that provide decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The HOME Program expands the supply of affordable housing for low- and moderate-income households through a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income households.

The five-year Consolidated Plan establishes priorities and goals used to guide decisions about the specific projects and programs that receive CDBG and HOME funding every year in the Annual Action Plan. The City of Lancaster implements some projects and programs directly and awards grants or loans to nonprofit or public organizations that implement projects in furtherance of the Consolidated Plan goals. For the 2020-2021 Program Year, the City received \$1,486,007 of CDBG funds and \$652,110 of HOME funds.

The City issued the first substantial amendment to its fiscal year 2020 Annual Action Plan on April 27, 2021, to reprogram \$120,000 budgeted for the Community Center Improvement project and transferring them to the Park ADA Improvements. In addition, the City completed two amendments to 2019-2020 Action Plan, primarily as a result of the COVID-19 pandemic. The City Council approved a substantial amendment on May 26, 2020, to its fiscal year 2019 Annual Action Plan to allocate its initial CDBG-CV allocation of \$874,303. The City issued a second substantial amendment on April 27, 2021, to its fiscal year 2019 Annual Action Plan to allocate 870,091 in additional CDBG-CV3 funds for a combined total of \$1,744,394.

The investment of CDBG and HOME funds was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed

the City and its partners to:

- Provide Fair Housing services to 317 individuals,
- Provided interim housing services to 18 individuals,
- Provided meals to seniors through the City's Feed the Need Program to 893 individuals,
- Completed the renovation to 2 public facilities comprised of two community parks (Mariposa Park and Jane Reynolds Park / Webber Pool

During the 2020-2021 Program Year, the City utilized CDBG-CV funding to support the following programs:

- Short-term rental assistance (CDBG-CV) to households
- Meals to seniors and others to people

Table 1 provides a summary of the five-year goals, one-year goals, and one-year accomplishments for the period ending June 30, 2021, listed by each of the Strategic Plan Goals included in the 2020-2024 Strategic Plan of the Consolidated Plan.

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)

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

Goal	Category	2020-2021 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2020-2021 Program Year 1		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Provide Decent and Affordable Housing	Affordable Housing	HOME: \$586,899	Rental units constructed	Household housing units	78	0	0%	78	0	0%
Improve and Expand Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$821,849	Public Facilities Constructed/ Improved	Persons Assisted	97,150	97,150	100%	97,150	97,150	100%
Provide Supportive Human Services	Homeless Non-Homeless Special Needs	CDBG: \$367,138	Public Service activities other than low/moderate income housing	Persons Assisted	2,800	0	30.8%	560	0	153%
			Public Service Activities for low/moderate income housing benefit		100	18		20	18	
Planning and Administration (Including Fair Housing)	Planning and Administration	CDBG: \$297,201 HOME: \$65,226	Public facility or infrastructure activities other than low/moderate income housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Each of the housing, public service, and capital improvement activities receiving CDBG and HOME funds in the City's Action Plan address specific high priority needs identified in the 2020-2024 Consolidated Plan. **Table 1** on the previous page provides a summary of the City's accomplishments and the one- and five-year goals of the 2020-2021 Action Plan and the 2020-2024 Consolidated Plan, respectively, as of June 30, 2021. Based on the information in **Table 1**, the City and its housing and community development partners made progress toward each of the goals included in the 2020-2021 Action Plan.

To address the highest priority need to develop affordable rental housing, the City provided CDBG funds to Families Forward for the acquisition of a condominium-housing unit to be used for affordable rental housing for a formerly homeless family. Families Forward contributed over \$350,000 of private funding and purchased two units that are now occupied by households earning less than 50% of AMI. Construction was completed on the Salerno Apartments project located at the corner of Sand Canyon and Nightmist, a project which adds 80 units of housing affordable to low-income families. The Salerno project accomplishments are under review as of August 2021 and will be included in the 2021-2022 CAPER after activity completion in HUD's Integrated Disbursement and Information System.

In the 2020-2021 Action Plan, the City also included CDBG and HOME funding to address each of the other high priorities of the 2020-2024 Consolidated Plan. The program accomplishments for each category are discussed below.

- **Affordable Housing Development:** the rental housing project approved in the 2020-2021 Action Plan was delayed because of COVID-19 public health orders. These projects will resume design and will be implemented during the 2022-2023 Program Year.

During the 2021-2022 program year, the City will be amending its Five Year Consolidated Plan and 2020-2021 and 2021-2022 Action Plans to add an Affordable Housing Preservation Strategic Plan goal to allow for the implementation of an owner occupied housing rehabilitation program and a mobile home rehabilitation program. In addition, the City will be adding an Affordable Housing Assistance Strategic Plan goal to assist residents purchase their first home by providing homebuyer assistance.

- **Services for Low-and Moderate-Income Residents:** Using CDBG public service funds, The People Concern provided interim housing to 18 persons housing them at their project-based housing site as well as providing referrals to other sites through their referral process. Feed the Need program provided meals to 893 senior and individuals as a result of job loss due to economic uncertainty.
- **Improve and Expand Facilities and Infrastructure:** the public facilities and improvements

projects approved in the 2020-2021 Action Plan were completed during the program year. The improvements included Mariposa Park Improvements and the Jane Reynolds Park / Webber Pool Improvements projects.

In addition, the 2019-2020 Kensington Campus Improvements project was completed during the 2021-2022 Program Year.

- **Ensuring equal access to housing opportunities** by affirmatively furthering fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services is a high priority goal for the city. In program year 2020-2021 Housing Rights Center served 317 residents of Lancaster.

Each of the activities that were underway during the 2020-2021 Program Year are listed in **Figure 1** on the following page, including the amount of CDBG or HOME funds allocated to the activity and the amount spent as of June 30, 2021. **Figure 2** provides the numeric accomplishment goal for each activity and the level of accomplishment as of June 30, 2021.

Figure 1 – Use of CDBG and HOME Funds

Strategic Plan Goal / Activity	Source	Allocation	Spent through 6/30/20	Percent Spent
1. Provide Decent and Affordable Housing				
Affordable Housing Development	HOME	\$586,899.00	\$0.00	0.0%
	Subtotal	\$586,899.00	\$0.00	0.0%
2. Improve and Expand Facilities and Infrastructure				
Park ADA Improvements	CDBG	\$620,000.00	\$571,452.93	92.2%
Community Center Improvements	CDBG	Cancelled	Cancelled	0.0%
Section 108 Loan - MHA	CDBG	\$99,414.90	\$99,414.90	100.0%
Section 108 Loan - Children's Center	CDBG	\$102,433.90	\$102,433.90	100.0%
^2019-2020 Kensington Campus Improvements	CDBG	\$150,000.00	\$150,000.00	100.0%
	Subtotal	\$971,848.80	\$923,301.73	95.0%
3. Services for Low-and Moderate-Income Residents				
Interim Housing for the Homeless (Kensington)	CDBG	\$116,800.00	\$116,800.00	100.0%
Youth Programs	CDBG	\$95,000.00	\$0.00	0.0%
Comm. Rental Assistance & Child Care (Feed the Need)	CDBG	\$155,338.40	\$155,338.40	100.0%
	Subtotal	\$367,138.40	\$272,138.40	74.1%
4. Program Administration				
CDBG Administration	CDBG	\$257,019.80	\$65,651.18	25.5%
HOME Administration	HOME	\$65,211.00	\$0.00	0.0%
Fair Housing	CDBG	\$40,000.00	\$40,000.00	
	Subtotal	\$362,230.80	\$105,651.18	29.2%
	Total for all activities underway in 2020-2021:	\$2,288,117.00	\$1,301,091.31	56.9%

Figure 2 – Program Year Accomplishments by Strategic Plan Goal

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual
1. Affordable Housing Development			
Affordable Housing Development	Housing Units	78	0
2. Improve and Expand Facilities and Infrastructure			
Park ADA Improvements	People	97,150	97,150
Community Center Improvements	People	*Cancelled	*Cancelled
Section 108 Loan - MHA	Previously Reported	N/A	N/A
Section 108 Loan - Children's Center	Previously Reported	N/A	N/A
^2019-2020 Kensington Campus Improvements	People	\$150,000.00	\$150,000.00
3. Services for Low-and Moderate-Income Residents			
Interim Housing for the Homeless (Kensington)	People	60	18
Youth Programs	People	50	0
Feed the Need (AVCH)	People	100	893
4. Program Administration			
CDBG Administration	N/A	N/A	N/A
HOME Administration	N/A	N/A	N/A
Fair Housing Services	People	1,000	317

COVID-19 Allocations

In response to the COVID-19 pandemic, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act and it was signed into law on March 27, 2020 authorizing \$2.2 trillion for a variety of measures to prevent, prepare for, and respond to the COVID-19 pandemic. Under the CARES Act, HUD provided special allocations of CDBG funds to the City of Lancaster. In total, the City received \$1,744,394 of CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 Pandemic as follows:

CDBG-CV	\$ 874,303
CDBG-CV3	\$ 870,091
Total:	\$1,744,394

CDBG-CV funds were used by the City of Lancaster and its nonprofit partners to address health, housing, and safety needs of Lancaster residents. The housing component of these activities included short-term rental assistance, home delivered meals, and childcare services. The health, safety, and emergency components included City and nonprofit costs for food, as well as City of Lancaster costs to prevent, prepare for, and respond to COVID-19 that were not reimbursed from other sources.

Pursuant to the CARES Act, HUD awarded formula grant allocations of CDBG-CV funds to CDBG entitlement jurisdictions in two funding rounds for each source of funds. Several months elapsed between funding announcements. Accordingly, it was necessary for the City to amend its 2019-2020 Action Plan two times over a one-year period to receive CARES Act funds as follows:

- On May 26, 2020, the City Council Approved Amendment No. 1 to the 2019-2020 Action Plan to authorize the use of the first allocation of CDBG-CV funds in the amount of \$874,303 for programs to address prevent homelessness, address food insecurity, and provide childcare for low-income families.
- On April 27, 2021, the City Council approved Amendment No. 2 to the 2019-2020 Action Plan to authorize the use of the second allocation of CDBG-CV funds in the amount of \$870,091 for programs to prevent homelessness, address food insecurity, and provide childcare for low-income families.

CDBG-CV funds must be fully spent by June 24, 2026. The City of Lancaster made significant progress toward each expenditure goal during the 2020-2021 Program Year. Each of the CDBG-CV activities approved by the City Council are summarized in **Figures 3 and 4** on the following pages.

Figure 3 – Use of CDBG-CV COVID-19 Funds from HUD

Strategic Plan Goal / Activity	Source	Allocation	Spent through 6/30/20	Percent Spent
CDBG CV1 Emergency Assistance				
CDBG CV Planning and Administration	CDBG-CV 1/3	\$348,878.00	\$0.00	0.0%
Rental Assistance Program	CDBG-CV 1	\$364,610.00	\$67,856.29	18.6%
Feed the Need CDBG-CV	CDBG-CV 1/2	\$225,000.00	\$224,997.54	100.0%
City Emergency Response	CDBG-CV 1/2	\$418,655.00	0.00	0.0%
Community Rental Assistance and Child Care	CDBG-CV 2	\$387,251.00	0.00	0.0%
	Subtotal	\$1,744,394.00	\$292,853.83	16.8%
Total for all activities underway in 2020-2021:		\$1,744,394.00	\$292,853.83	16.8%
Notes:				
All activities are from the 2019-2020 CDBG CV Action Plan Amendments unless otherwise noted.				
All activities will continue in 2021 2022 and will be reported in next CAPER				

Figure 4 – Program Year Accomplishments for COVID-19 Funds from HUD

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual
CDBG CV1 Emergency Assistance			
CDBG CV Planning and Administration	CDBG-CV	NA	NA
Rental Assistance Program	CDBG-CV	100	2
Feed the Need CDBG-CV (900 + 720 = 1,620)	People (Seniors)	1620	0
City Emergency Response (400 + 400 = 800)	CDBG-CV	800	0
Community Rental Assistance and Child Care	CDBG-CV	70	0
Notes:			
All activities are from the 2019-2020 CDBG CV Action Plan Amendments unless otherwise noted.			
All activities will continue in 2021 2022 and will be reported in next CAPER			

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)

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

Race / Ethnicity	CDBG	HOME
White	420	0
Black or African American	283	0
Asian	30	0
American Indian or American Native	18	0
Native Hawaiian or Other Pacific Islander	1	0
Other Multi-Racial	456	
Total	1,210	0
Hispanic	232	0
Not Hispanic	978	0

* Note: The data in this table is supplied by HUD's database. The figures in this table represent the sum of the reported number of people, families, households or housing units reported during the Program Year, without regard to the number of people in each family, household or housing unit.

Narrative

Table 2 provides an aggregate of race and ethnicity data for the combined number of people, families, households or housing units reported as complete during the Program Year based on accomplishment data from all CDBG and HOME activities reported in HUD's Integrated Disbursement and Information System (IDIS). Based on this information, an array of persons, families, households or housing unit occupants benefitted from CDBG or HOME funded housing, public facilities or public service projects during the program year.

Additionally, during the 2020-2021 program year, CDBG-CV served a total of 2 individuals. The racial and ethnic composition of those served is as follows: White (1 individuals); Black or African American (1 individuals); Asian (0 individuals); American Indian or American Native (0 individual); Native Hawaiian or Other Pacific Islander (0 individuals); Hispanic (1 individuals); and Non-Hispanic (1 individuals).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Resources Made Available in the 2020-2021 Action Plan	Amount Expended During Program Year
CDBG	\$1,486,007	\$1,301,091
HOME	\$652,110	\$ 0
Other (CDBG-CV)	\$1,744,394	\$292,853

*Note: This table generated by HUD's database provides the resources made available in the 2020-2021 Action Plan and the total CDBG, HOME, and CDBG-CV expenditures during the 2020-2021 Program Year. The amount expended includes prior year activities that were completed during the 2020-2021 Program Year.

Narrative

The federal, state, local and private resources available for the implementation of projects during the 2020-2021 program year are identified in Table 3. The total CDBG resources allocated in the 2020-2021 Action Plan included \$1,486,007 of CDBG funds, \$652,110 of HOME funds. A grand total of \$2,138,117 of CDBG and HOME funds were allocated to projects in the 2020-2021 Action Plan. Together with other federal, state and local investments, these resources allowed the City and its partners to address the high priority needs identified in the 2020-2024 Consolidated Plan.

Under the CARES Act, HUD provided special allocations of CDBG funds to the City of Lancaster. In total, the City received \$1,744,394 of CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 Pandemic as follows:

CDBG-CV	\$ 874,303
CDBG-CV3	\$ 870,091
Total:	\$1,744,394

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide Area	100%	100%	Public services mostly serve low- and moderate-income areas.
Low- and Moderate-Income Areas	100%	100%	There were two ADA park projects completed during the program year. All improvements benefited all low- and moderate- income disabled persons (presumed group) in the City. implemented during the program year. There were no LMA capital projects in the program year.

*Note: The data in this table is generated by HUD’s database. The City did not designate specific CDBG or HOME target areas in the 2020-2024 Consolidated Plan; therefore, 100 percent of all CDBG and HOME funds are represented under the “Citywide Area” designation.

Narrative

For the 2020-2021 Program Year, the City allocated 100 percent of its non-administrative CDBG and HOME funds to projects and activities that benefit low- and moderate-income persons throughout the City of Lancaster.

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 Action Plan.

To address housing and community development needs in Lancaster, CDBG and HOME entitlement grants are used to leverage a variety of funding resources to maximize the effectiveness of available funds. The CDBG Public Service activities leveraged private, state, and other federal funds to deliver services for low- and moderate-income people.

Cities receiving HOME Program funds are generally required to provide a HOME match of 25% of their annual allocation. The City of Lancaster has qualified for a HOME match reduction of 100% as authorized by an authorization of waivers issued by HUD on April 10, 2020. Therefore, the City is not required to provide any match as part of the HOME Program.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match*	
1. Excess match from prior Federal Fiscal Year	\$0.00
2. Match contributed during current Federal Fiscal Year	\$0.00
3. Total match available for current Federal Fiscal Year (Line 1 plus Line 2)	\$0.00
4. Match liability for current Federal Fiscal Year	\$0.00
5. Excess match carried over to next Federal Fiscal Year (Line 3 minus Line 4)	\$0.00

*Note: The City of Lancaster became a HUD HOME Entitlement Participating Jurisdiction in 2020. As a result of the pandemic, it has not been able to implement any HOME funded activities. HOME activities are anticipated to commence taking place in the 2021-2022 program year.

Table 6 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contrib.	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Prep., Const. Materials, Donated labor	Bond Financing	Total Match
None	N/A	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Table 7 – HOME Program Income

HOME Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$0	\$0	\$0	\$0	\$0

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

The City has a policy that requires formal outreach to minority and women-owned businesses as part of the City’s HUD CPD Programs. In addition, it is an integral part of the City’s contracting practices. All developers funded by the City make a good faith effort to outreach to minority- and women-owned businesses, when soliciting goods and services to support CDBG and HOME funded projects or activities. No HOME funds were expended for 2020-2021 projects during Program Year 2020-2021. Therefore, there were no MBE/WBEs beneficiaries during the Program Year.

Table 8 – Minority Business and Women Business Enterprises

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
	Total	Women Business Enterprises		Male		
Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		
Sub-Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Table 9 – Minority Owners of Rental Property

	Total	Minority Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired and the cost of acquisition

Table 10 – Relocation and Real Property Acquisition

Parcels Acquired		0	\$0
Businesses Displaced		0	\$0
Nonprofit Organizations Displaced		0	\$0
Households Temporarily Relocated, not Displaced		0	\$0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

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.

Table 11 – Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	60	18
Number of non-homeless households to be provided affordable housing units	78	0
Number of special-needs households to be provided affordable housing units	0	0
Total	138	18

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	60	18
Number of households supported through the production of new units	78	0
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	0	0
Total	138	18

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

City staff, subrecipients and contractors were all impacted by the pandemic. Workflows and access to clientele, labor and materials were significantly impacted by illness, stay-at-home orders, social distancing, and other disruptions. City staff and partners' efforts were focused on assisting the community to prevent, prepare and respond to the coronavirus. An affordable housing development project was delayed due to COVID and is anticipated to start the process of finding a suitable site and developer/CHDO during the 2021-2022 program year.

The two substantial amendments that were available for public comment, set the goal for 170 households to be supported through rental assistance funded with CDBG-CV

allocations. A total of two persons received assistance through the City’s CDBG-CV program in the 2020-2021 program year. The CDBG-CV programs is continuing to be carried out during the 2021-2022 Program Year.

Discuss how these outcomes will impact future annual action plans.

The City plans to make significant progress on 2020-2021 Program Year accomplishments in the 2021-2022 Program Year. The City will be amending its Five-Year Consolidated Plan and 2020-2021 and 2021-22 Action Plans to allow for two new strategic plan goals allowing for the preservation of affordable housing and making affordable housing available to low- and moderate-income households. Both of these new strategic plan goals will allow the City to assist existing homeowners in rehabilitating their homes and providing homebuyer assistance to first time homebuyers.

Include the number of extremely low-income, low-income, and moderate-income families or households served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 13 – Number of Families or Households Served

Number Served	CDBG Actual	HOME Actual
Extremely Low-Income	0	0
Low-Income	0	0
Moderate-Income	0	0
Total	0	0

Narrative Information

The City focused all of its 2020-2021 funds toward affordable housing development using 2020-21 HOME Funds. The 2020-2021 Program Year was year one for the City’s HOME Program and due to the COVID pandemic, did not have an opportunity to implement the Activity. The City will be amending its Five-Year Consolidated Plan and 2020-2021 and 2021-22 Action Plans to allow for two new strategic plan goals allowing for the preservation of affordable housing and making affordable housing available to low- and moderate-income households. Both of these new strategic plan goals will allow the City to assist existing homeowners in rehabilitating their homes and providing homebuyer assistance to first time homebuyers.

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

To address incidences of homelessness in Lancaster and to prevent extremely low-income Lancaster families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly connect homeless individuals with housing and supportive services. To address this need, the City has supported a continuum of services in the City of Lancaster utilizing its CDBG funds through the Interim Housing Services Program and through the Los Angeles County Continuum of Care (CoC) agency (Los Angeles Homeless Services Authority (LAHSA)) to prevent and eliminate homelessness. Using CDBG funds, the City invested in Interim Housing services through The People Concern, which served a total of 18 persons in the 2020-2021 program year.

The Los Angeles Homeless Services Authority was granted an exception by HUD to not complete Point-in-Time Homeless count in 2021, due to health and safety concerns coupled with those about accuracy. The 2020 Los Angeles Homeless Partnership's Point-in-Time count captured a 13 percent increase County wide in the number of homeless persons over the previous year. Of that amount, the number of homeless located in Service Planning Area 1 (SPA 1), which serves the City of Lancaster, was 4,755, 837 of which were sheltered and 3,917 which were unsheltered. This represented a 44 percent increase in homeless persons in SPA 1 over the previous year. These figures do not include the homeless who have been displaced due to COVID-19 pandemic and economic downturn.

Addressing the emergency shelter and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the Los Angeles County CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population.

To address the emergency shelter and transitional housing needs of homeless persons, the City continues to support The People Concern – Interim Housing Program that provides transitional housing, counseling and case management to individuals at risk of homelessness. During the Program Year, The People Concern served 18 unduplicated persons. In addition, the City supported the efforts of the San Bernardino County Continuum of Care (CoC) and its member organizations that address homelessness. As described

earlier, the City supported local nonprofit agencies who provide emergency rental assistance and housing counseling to low- and moderate-income residents to prevent homelessness.

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

Homelessness Prevention

To help low-income individuals and families avoid becoming homeless, the City provided \$868,661 of CDBG and CDBG-CV funds for homelessness prevention activities through contracts with nonprofit organizations. These programs address housing insecurity and prevent eviction for residents experiencing housing insecurity. Many of these contracts have a period of performance that extends through the 2021-2022 Program Year.

Discharge Planning

Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or public systems of care without having an appropriate mainstream or supportive housing option available upon discharge from an institutional setting.

Public institutions such as jails, hospitals, treatment facilities, mental health facilities, youth facilities, and foster care homes, may discharge clients without a plan for housing because there are not adequate resources to link the homeless to the services and housing they need to remain stable in the community. Effective discharge planning is critical to preventing homelessness and stopping the cycling of people through expensive public institutions.

In other states, discharge coordination and planning is a matter of state law. In California, discharge coordination and planning is largely unregulated unless county or municipal ordinances provide rules preventing public institutions from discharging people into homelessness. One of the goals included in the Los Angeles County Ten Year Plan to End Homelessness is to support the development of community resources and housing options so that hospitals, jails, and foster care programs can more effectively assist people being discharged by providing appropriate referrals in order to facilitate smoother transition to supportive or mainstream housing. The goal calls for the Los Angeles County Continuum of Care (CoC) to explore methods to increase communication and coordination among institutions.

The City coordinates with the CoC and other subrecipients receiving CDBG, CDBG-CV-CV, and HOME funds to ensure that its HUD-funded programs are targeted, to the greatest extent feasible, to address the discharge of persons from publicly funded institutions or systems of care so that these individuals and families have access to public services and affordable housing opportunities necessary to prevent homelessness. As the City continues to receive new funding resources from HUD, including allocations under the American Rescue Plan, the City will explore additional ways to prevent and address homelessness caused by discharge from public institutions.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Los Angeles County CoC Ten-Year Plan to End Homelessness included a goal to more rapidly identify and assess people experiencing homelessness. The CoC is working with 2-1-1 to create a Coordinated Entry Systems (CES) for persons at risk or experiencing homelessness within the CoC. The activities include street outreach, a universal assessment, intake, referrals and transportation to resources. The CES will include a database, housed in the Homeless Management Information System (HMIS), using real time data entry to match clients to appropriate service providers. Collectively these strategies minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

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

Actions taken to address the needs of public housing

The City of Lancaster does not own or operate any public housing with the City boundaries. All public housing programs consist of Housing Choice and Project-Based Housing Choice Vouchers administered by the Los Angeles County Development Authority (LACDA). Through participation in the County of Los Angeles, Lancaster continued to support LACDA in effective administration of its limited affordable housing resources. The City also continued to work with LACDA to include the residents with Section 8 Housing Choice Vouchers in the federally-funded programs administered by the City.

As of June 30, 2021, LACDA administered a total of 2,962 Public Housing Units and 25,269 Housing Choice Vouchers throughout Los Angeles County. LACDA monitors all units to ensure they are in adequate condition, meeting the Section 8 Housing Quality Standards. To address the needs of public housing residents, the LACDA staff are implementing the goals listed below.

- Apply for additional housing assistance funding and programs that may become available.
- Explore the use of Project-Based Housing Choice Vouchers or other housing funds to promote the construction or acquisition activities that will result in additional units or developments that will serve special needs populations.
- Ensure consistent quality of assisted housing services by maintaining high performer status in Section Eight Management Assessment Program (SEMAP) scores.
- Promote Family Self-Sufficiency incentives and homeownership opportunities for Housing Choice Voucher participants in partnership with local programs and related service providers.
- Expand assisted housing choices by conducting outreach efforts to increase the number of property owners and their participation in housing assistance programs.
- Identify and utilize technology to enhance operational effectiveness and efficiency in delivery of housing assistance services.

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

The City does not own or operate any public housing and therefore has not undertaken efforts to encourage public housing residents to become owners of their public units or developed any other ownership opportunities for these residents. However, the City will be amending its Five-Year Consolidated Plan and 2021-2022 Action Plan to use HOME funds to assist first time homebuyers buy a home. The program is expected to launch during the 2021-2022 Program Year.

Actions taken to provide assistance to troubled PHAs

N/A, LACDA is designated as a High Performing PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

The primary barriers to affordable housing in Lancaster continue to be housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand. Lancaster continues to deal with the ramifications of the State of California's elimination of local Redevelopment Agencies which were a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources, including land conveyed to the City for the purpose of affordable housing, to facilitate affordable housing development. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

To address housing affordability and the lack of monetary resources for affordable housing, the Strategic Plan of the 2020-2024 Consolidated Plan called for the investment of all of their HOME funds for the construction of 78 new affordable rental housing units. In addition, the City will be amending its Consolidated Plan and 2020-2021 and 2021-2022 Action Plans to utilize a significant portion of CDBG and HOME funds for the rehabilitation and the preservation of 100 existing affordable housing units.

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

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City invested CDBG, CDBG-CV funds in Program Year 2020-2021 in projects that provide grants to low- and moderate-income homeowners and renters for emergency mortgage and rent

assistance, projects that provide public and neighborhood services to low- and moderate-income people and those with special needs, and projects that prevent homelessness. To address underserved needs, the City allocated 100 percent of its non-administrative CDBG and 100 percent of its HOME investments in Program Year 2020-2021 to projects and activities that benefit low- and moderate-income people.

Additionally, COVID-19 served as an obstacle during the 2020-2021 program year. COVID-19 created public health hazards and set back workflows due to quarantine, public space shutdowns, and remote working required during the COVID-19 pandemic.

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

The Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the rehabilitation of housing units built prior to January 1, 1978 included a lead-based paint testing and risk assessment process. When lead-based paint was identified, the City ensured that developers and contractors incorporate safe-work practices and depending on the level of assistance, abate the lead-based paint as part of the scope of work to effectively reduce lead-based paint hazards to children in accordance with 24 CFR Part 35.

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

The implementation of CDBG-CV emergency rental assistance and homelessness prevention were essential to keeping low- and moderate-income households housed through the early days of the pandemic. The City's CDBG-CV maintained safe & adequate housing for many residents.

In addition, the City's 2020-2021 Action Plan, along with the Lancaster Housing Authority's housing programs, were aimed at reducing, to the extent possible, the number of poverty level families and individuals. The Action Plan also took into consideration the many factors over which the City and Authority have no control (i.e. funding resources, economic conditions, business staffing reductions, state budget, etc.).

The City of Lancaster, in cooperation with other public and private agencies, was able to assist the employment needs of its unemployed population, including the homeless and under-employed residents, through the continued support of the Work Source Antelope Valley One-Stop Career Center. This center provides one-stop access to assessment, training, and employment services for all individuals seeking employment as well as providing services such as recruitment support and applicant testing for area businesses.

The cumulative effects of the City of Lancaster and the Lancaster Housing Authority's efforts have resulted in the direct preservation and provision of affordable housing for low-income families and individuals along with the coordinated housing and service programs undertaken

with other agencies, service providers, and private industry. These efforts will continue to incrementally assist in the reduction of the number of poverty level families within the City of Lancaster and the Antelope Valley. In addition, through the provisions of housing and supportive services along with the concentrated efforts of the City and the Lancaster Housing Authority to encourage economic and development growth, the opportunity for gainful employment will continue to increase for targeted income groups.

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

The institutional delivery system in Lancaster is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable nonprofit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City.

During the 2020-2021 PY, the City worked in conjunction with local nonprofit agencies, advocacy groups and other County, State, and Federal organizations to foster a more effective institutional structure and enhance coordination among agencies serving low- and moderate-income residents. These efforts were more complicated by the COVID Pandemic. However, City staff worked tirelessly to serve as the central hub for pandemic response. City staff helped coordinate and implement efforts taken by organizations to address the needs of residents, particularly those most at risk. In addition to supporting the logistics, the City infused millions in General Fund revenue to help bolster and expedite the efforts taken by these organizations. By establishing a central point of contact at our Emergency Operations Center, the City was able to make connections between organizations and ensure that relief efforts were equitable and evenly spread.

The City allocated \$620,000 to the ADA Park Improvement Program. During the 2020-2021 Program Year, Mariposa Park and the Jane Reynolds Park/Webber Pool was updated, including installation of all-inclusive ADA-compliant playgrounds and swimming pool.

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

To enhance coordination between public and private housing and social service agencies, the City encourages participation from a wide variety of agencies and organizations that deliver housing and supportive services that add value to the lives of low- and moderate-income residents in Lancaster.

The City recognizes the importance of coordinating its planning efforts with other public and private service agencies in order to accomplish the programs necessary to meet the community's needs of providing decent housing, providing a suitable living environment, and expanding economic opportunities particularly for low/moderate-income persons.

The City of Lancaster attempts to coordinate housing, public services, and economic development efforts with other public agencies, nonprofit agencies, private developers, and community organizations for the construction of low-income housing, enhanced social services for the “at risk” population, and increased employment opportunities. During program year 2020-2021 the City continued to enhance coordination efforts in the following ways:

- Implementing an Economic Development Strategic Plan
- Meeting with outside nonprofit agencies and local community organizations for input
- Working with private developers
- Working with training and employment organizations
- Monitoring recipients of City programs and organizations receiving funding
- Reviewing applications, including interviews with applicants, participating in City programs
- Holding neighborhood meetings
- Receiving citizen input on citywide issues
- Recommending funding allocations to City Council

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

During Program Year 2020-2021, the City of Lancaster Finance Department and the Housing Rights Center affirmatively furthered fair housing choice. In the 2019-2020 Program Year, the City analyzed its fair housing needs as part of updating its Analysis of Impediments to Fair Housing in preparing its 2020-2024 Consolidated Plan. The City is following the recommendations previously laid out in the prior Analysis of Impediments to Fair Housing. No new impediments were identified in the 2020-2021 Program Year. The Analysis recommended that the City continue to address the previous impediments even though progress has been made.

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

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provided technical assistance to all subrecipients at the beginning of the Program Year and monitored all subrecipients throughout the Program Year.

Technical Assistance

To enhance compliance with federal program regulations, the City provided a workshop to review the Consolidated Plan goals, program requirements and available resources with potential applicants. Additionally, individualized technical assistance was provided on an as-needed basis during the Program Year.

Activity Monitoring

All activities were monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with an Action Plan goal. This review also examined the proposed use of funds, eligibility of the service area, the intended beneficiaries, and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients were required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit were reviewed with the applicant. Eligible applications were then considered for funding. The Finance Department staff reviewed quarterly performance reports and invoices throughout the year as part of desk monitoring. For CDBG public service activities, on-site monitoring will be conducted during the 2021-2022 Program Year as soon as it is safe to meet in person following the COVID-19 pandemic, or via teleconference, to ensure compliance. These reviews will include both a fiscal and programmatic review of the subrecipient's activities. The reviews will determine if each subrecipient complied with the program regulations and City contract. Areas of review will include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report will be provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients will be given 30 days to provide the City with corrective actions taken to address any noted findings. For CDBG capital projects, monitoring will also include compliance with Regulatory Agreement requirements.

For HOME funded activities, annual monitoring was conducted on renter occupied units to ensure that household income, rents and utility allowances complied with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy was conducted throughout the affordability period.

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.

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in the Antelope Valley Press on September 11, 2021, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. A copy of the public notice is included in Appendix A.

The draft CAPER was available from September 13, 2021, to September 28, 2021, on the City's website. Physical copies were also available at City Hall in the Finance Department and on the City website. Residents were encouraged to review the CAPER and provide any written comments by mail to Lisa Anderson, Analyst, or via email to landerson@cityoflancafterca.org. A summary of any written comments received during the public review and comment period are included in the CAPER submission to HUD as Appendix B.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The 2020-2021 Program Year was the first year of the 2020-2024 Consolidated Plan. The City made progress toward its five-year and one-year goals for this reporting period and did not change its program objectives that utilized CDBG funds.

CDBG and CDBG-CV funded activities contributed significantly to the City's progress toward meeting the high priority needs identified in the Consolidated Plan. As shown in Table 1 on page 2 of this document, CDBG funds are contributing to three Strategic Plan goals including Improving and Expanding Facilities and Infrastructure, Services for Low and Moderate-Income Residents, and Program administration.

The City's residents faced new challenges during the COVID-19 pandemic including job loss, food insecurity, housing insecurity, and disruption to normal in-person public services. City staff adapted to a nearly 100% remote work environment and continued delivering high quality services to residents throughout the duration of the stay-at-home orders. Nonprofit subrecipients and City Departments altered their program delivery models to promote social distancing while continuing to provide essential services to low- and moderate-income residents. There were a few activities that were not able to convert to a socially distanced delivery model, such as housing rehabilitation activities, the energy efficiency program, the after-school classroom enrichment activity, and nearly all of the capital improvement projects that would require construction workers in close proximity to one another. As a result, two of the Public Facilities and Improvements activities listed in Figures 1 and 2 earlier in this report was completed.

The addition of \$1,744,394 of CDBG-CV funds fueled a significant increase in the City's capacity to address the challenges our residents faced. HUD's decision to more than double the size of Lancaster's HUD entitlement grant programs this year allowed the Finance Department to develop additional systems and integrate new partners into the service delivery model to better address the needs of low- and moderate-income residents.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Maintaining HOME-assisted affordable housing is a high priority. However, the 2020-2021 PY was the first year that the City became a HOME entitlement Participating Jurisdiction (PJ). As a result of the COVID-19 pandemic, the Finance Department was not able to get any project underway nor does it currently have any units that have affordability covenants or that are subject to on-site inspection.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City certified that it made effort to affirmatively further fair housing as a participating jurisdiction that received HOME Program funds. The City used CDBG funds to promote fair housing by contracting with the Inland Fair Housing and Mediation Board to provide a variety of fair housing services

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

According to the PR-09 report for the HOME program, \$0 of HOME program income was receipted during Program Year 2020-2021. As a result, \$0 in program income will be committed for the next City HOME project in Program Year 2021-2022.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

The City of Fontana funds the Housing Rights Center to provide fair housing, tenant/landlord mediation and legal services for residents through attorney consultations and preparation of legal documents for the residents to represent themselves in family law and landlord/tenant actions. Some of these services are provided to prevent undue evictions that could lead to homelessness.

The Los Angeles County Community Development Authority provides Section 8 rental assistance to extremely low- and very low-income households located within the City limits. The Section 8 program gives priority to households that are at risk of becoming homeless or currently residing in inadequate housing.

CR-60 - ESG 91.520(g) Supplement to the CAPER in e-snaps

Not Applicable – The City does not receive direct Emergency Solutions Grant (ESG) funds.

CR-65 - Persons Assisted

Not Applicable – The City does not receive direct Emergency Solutions Grant (ESG) funds.

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

Not Applicable – The City does not receive direct Emergency Solutions Grant (ESG) funds.

CR-75 – Expenditures

Not Applicable – The City does not receive direct Emergency Solutions Grant (ESG) funds.



APPENDIX A Public Notice

2020-2021
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2020 THROUGH JUNE 30, 2021



APPENDIX B
Summary of Citizen Participation Comments
(To be inserted after the conclusion of the
public review and comment period on September 28, 2021)

2020-2021
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2020 THROUGH JUNE 30, 2021



APPENDIX C IDIS FINANCIAL REPORTS

2020-2021
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2020 THROUGH JUNE 30, 2021