



## **City of Hattiesburg**

### **2020 Consolidated Annual Performance and Evaluation Report (CAPER)**

**Program Year January 1, 2020 – December 31, 2020**

**Presented to the U.S. Department of Housing and Urban Development  
March 31, 2021  
City of Hattiesburg  
Department of Urban Development  
Community Development Division (CDD)  
200 Forrest Street  
Hattiesburg, MS 39401**

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Appendix A – Citizen Participation Record

## CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2020 CAPER describes the results of activities undertaken and completed by and through the City of Hattiesburg's Community Development Division to produce the outcomes identified in the 2020 Annual Action Plan for the period of January 1, 2020 - December 31, 2020. This is the 3rd CAPER for the 2018-2022 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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Down Payment Assistance	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		5	0	0.00%
Down Payment Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%			
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	3	0	0.00%			

Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	3	0	0.00%			
Housing Programs (including Affordable Housing)	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	2	2	100.00%			
Housing Programs (including Affordable Housing)	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	4	0	0.00%	1	0	0.00%
Housing Programs (including Affordable Housing)	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	13	26.00%	5	3	60.00%
Public Facilities	Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-CV: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		2516	0	0.00%

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

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,**

**giving special attention to the highest priority activities identified.**

All CDBG and HOME funds expended were directed toward addressing the priorities and objectives identified in the City's Annual Action Plan and Consolidated Plan. Concentration on housing needs continues to be the highest priority. These priority needs are: substantial rehabilitation of owner-occupied units, basic rehabilitation/emergency repairs, downpayment assistance, and development of new affordable housing through one or more of the City's CHDOs. To promote economic development the City also took steps toward reviving the Facade and Microenterprise Programs.

**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)

	<b>CDBG</b>	<b>HOME</b>
White	0	0
Black or African American	5	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>5</b>	<b>0</b>
Hispanic	0	0
Not Hispanic	0	0

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

**Narrative**

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	546,063	203,662
HOME	public - federal	296,577	0

**Table 3 - Resources Made Available**

**Narrative**

Programs undertaken in 2020 included activities eligible citywide, including homeowner occupied rehabilitation and emergency repair. Activities also included one CHDO project for the acquisition and rehabilitation of a home to become an affordable rental unit. Though not required to be a part of a particular neighborhood, activities undertaken in 2020 were in low-income neighborhoods or census tracts.

**Identify the geographic distribution and location of investments**

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

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

## Leveraging

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

While the City of Hattiesburg is not required to match CDBG or HOME funds from a compliance standpoint, the city highly values the network of other local agencies with similar community development objectives. Sometimes these organizations seek to use our funds to leverage other financial resources. Whether or not these organizations are able to leverage additional funds, they provide leverage in the form of non-financial resources in the services and resources they provide within certain areas and demographics that complement the City of Hattiesburg's community development efforts. In addition to formal arrangements with subrecipients and CHDO's, the Community Development Division continues to engage other organizations and build a professional network of other service providers that are working to improve the City and its communities.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**



Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning 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

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	178,301	0	0	178,301	0	0
Number	5	0	0	5	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	178,301	0	178,301			
Number	5	0	5			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	Total	Minority Property 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

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of 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

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	11	5
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>11</b>	<b>5</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	5	5
Number of households supported through Acquisition of Existing Units	5	0
<b>Total</b>	<b>11</b>	<b>5</b>

**Table 12 – Number of Households Supported**

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

Goals are set taking into consideration a certain unknown in the number of applications the City may receive for Down Payment Assistance or in the type of CHDO projects that may come forward in the application process. Goals are conservative in areas other than rehabilitation of existing units, because the City wishes to create the opportunity for various types of valuable activities and outcomes rather than limit possibilities via Action Plan. As such, some activities or outcomes will not be pursued while others may be abundant. For instance, while a goal of one new production unit was listed theoretically

to enable a CHDO to construct a new unit, a CHDO project ultimately selected involved the rehab of an existing unit instead. COVID-19 has been a considerable impact to the one-year goal and the actual accomplishments. Finally, the City's Community Development Division experienced considerable staff turnover in 13 months.

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

Aggressive recruitment of qualified, competent and capable non-profit agencies that can successfully perform the activities funded by CDBG and HOME dollars, will be a positive impact on accomplishing action plan goals. The City also anticipates expanding the pool of qualified contractors in 2021 and in actively marketing the Down Payment Assistance program.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1	0
Low-income	4	0
Moderate-income	0	0
<b>Total</b>	<b>5</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

## **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**

The Pinebelt Coalition on Homelessness, formed in partnership with the city, local providers and homeless advocates, continue to work to impact homeless individuals through a number of positive ways. The network has increased knowledge of services available which in turn allows agencies, the faith community, and advocates to concentrate on how a specific individual can be uplifted. The Coalition acts as the regional committee for the Balance of State Continuum of Care (CoC) and as such, coordinating the annual Point In Time (PIT) homeless count for the area. Additionally, surveys are conducted with detailed questions regarding the variety of services accessed, needed, or denied. The Pinebelt Coalition leadership uses this valuable information to feed advocacy and awareness. Each agency providing service in the Hattiesburg area is linked to Mississippi United to End Homelessness (Balance of State) which is continuing to work toward a coordinated system of referrals. The members of the Pinebelt Coalition advocate for funding that will help move homeless persons into housing quickly through the CoC Rapid Re-housing Program and other funding mechanisms. The Salvation Army's Emergency Shelter has recovered but has not and re-opened following the destruction of the January 2017 tornado.

Members of the PCoH include agencies that represent a broad continuum of services – emergency shelter, day shelter, food kitchens, faith-based, transitional shelter, disabled services, veterans' housing, domestic violence shelter, healthcare, and permanent supportive housing. Each agency through the Coalition is connected to what is available and what is not. Annual awareness events such as Veteran's Stand Down and Homeless Memorial by the Coalition members provide continuing access to homeless persons and those at high risk of being homeless.

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

**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**

In 2013, the City entered into an agreement with a subrecipient to develop permanent supportive

housing in Hattiesburg, and the City entered into various subrecipient agreements with non-profits providing services for the homeless (or those at risk) and other special needs populations, which can serve both an immediate basic need such as food or shelter, as well as supportive services that may help prevent individuals and families from becoming homeless again. The agency still has a number of unresolved issues preventing it from finalizing the housing.

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

Continuum of Care (CoC), and its respective agencies are well tuned in with the needs of the homeless community and coordinates to the extent feasible given limited resources, to identify and serve individuals that may be discharged from publicly funded institutions. Since 2013, there has not been one case of a publicly funded shelter for the chronically homeless.

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

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

Continuum of Care (CoC), and its respective agencies are well tuned in with the needs of the homeless community and coordinates to the extent feasible given with limited resources to be able to identify and serve individuals that may be discharged from certain publicly funded institutions. Since 2013, there has not been one case of a publicly funded shelter for the chronically homeless.

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

The City of Hattiesburg attends the quarterly Resident Advisory Council meetings of the Housing Authority. The Housing Authority works closely with PRVO, The First Bank and other lending institutions in promoting home ownership. The City of Hattiesburg will provide information and promotions related to the Down Payment Assistance Program to Housing Authority residents via distribution of flyers, attending monthly resident meeting and the quarterly RAC meetings in 2021.

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

The Hattiesburg Housing Authority is not a "troubled" PHA.



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

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

The City's zoning ordinance and related regulations are conducive to affordable housing development. As public policies are concerned, the only notable barrier to affordable housing is developing within flood zones where FEMA regulations create limitations on the value and costs of rehabilitation that can take place on existing structures. Historically, new affordable housing has not been created in flood zones when using CDBG or HOME funds because of the challenges of meeting the development requirements. The City has communicated to partner agencies and CHDOs that such new developments are possible given compliance with certain development and insurance requirements.

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

The implementation of various HUD programs presupposes compliance with a variety of guidelines such as the environmental approval process. Many of the dilapidated structures are relatively old and contain lead based paint. The presence of such often increase the rehabilitation cost (in accordance with Title X of the Housing and Community Development Act of 1992) and result in the project being deemed infeasible. Other requirements found at 40 CFR and 24 CFR part 58 often result in the inability of the city to provide service to those who ironically have the greatest need.

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

The City continues to seek other funding sources to supplement HUD-funded programs in order to allow for additional work to be done, to avoid becoming hindered by the cost of lead abatement, and to generally leverage HUD-funding for greater overall impact.

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

The City continues its partnership with Breakthrough Community Services and Habitat for Humanity to identify families and individuals in poverty and/or those without the means to make emergency repairs to their homes. The Pinebelt Coalition on Homelessness carries on administering its meal program for LMI and disabled persons. Former subrecipient, Domestic Abuse Family Shelter, continues to house and provide supportive services to victims of domestic violence. The AIDS Services Coalition is continuing its mission to provide housing, nutrition, and other supportive services to those living with HIV/AIDS. The City is still hopeful the AIDS Services Coalition will develop and deliver the promised supportive housing for homeless individuals and families

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

The City participates in the quarterly CRA Advisory Board meetings and has hosted quarterly Housing Roundtable through which different housing and social service organizations collaborate to address housing challenges.

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

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

The City has partnered with the Mississippi Home Corporation and other Entitlements and PHA's in the state to conduct and prepare a joint and collaborative Analysis of Impediments completed mid-2019.

The City has required beneficiaries of the Downpayment Assistance program to take a homebuyer education course prior to approval for an award since 2018 and will continue the practice. CDBG and HOME Programs continue to focus most of its resources on homeowner occupied rehabilitation and emergency repairs; addressing code compliance and the lack of code standard housing to the greatest extent possible; some of the City's partner agencies continue to offer credit counseling and homebuyer education, thereby addressing credit worthiness and fair housing education; and the City targeted its Public Service awards toward activities that benefited homeless population, those living with HIV/AIDS, the disabled, and special needs populations, which in the case of at least one activity, improved housing accommodations for persons with HIV/AIDS. However, no Public Services awards were made to social services agencies during the 2020 program year.

## **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**

Each year, including 2020, the City monitors any subrecipient and CHDO that had open and active agreements with the City of Hattiesburg in the course of that year. In 2020, that included monitoring both Breakthrough Community Services related to a subrecipient agreement for Emergency Repair of homeowner-occupied housing and also monitoring Breakthrough Community Services as it related to CHDO agreements active in 2020. City staff contacts organizations in need of monitoring at least a couple of weeks in advance to schedule an agreeable date for a monitoring visit. Following the monitoring visit, the organization is provided written response, including any concerns, findings, and any follow-up action required with appropriate deadlines for response. The city and the organization remain in contact on the matter until any findings are resolved.

In addition to formal monitoring visits, the city is afforded the opportunity to monitor throughout the course of activities through environmental review, review of work write-ups, review of documentation accompanying draw requests, and on-site inspections that can help confirm that requests for draws are proportionate to the amount of work completed.

## **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.**

A public notice was published in the Hattiesburg Post on February 18 and 25, 2021, alerting the public that a draft CAPER was available for review. The notice described that a public comment period was open through March 8, 2021, and due to COVID-19 concerns, that a virtual public hearing was set for 5:00 p.m., March 8, 2021. The notice also provided that the draft was available on the city's website at [www.hattiesburgms.com/community-development](http://www.hattiesburgms.com/community-development) and physically at five (5) locations in Hattiesburg, including City Hall, the main branch of the library, one county facility, and certain community centers. This notification and hearing complies with the Citizen Participation Plan requirement that a 15-day period be afforded for public review and comment on the CAPER.

**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.**

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

No

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

## **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**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Two properties, both owned by Breakthrough Community Services and the result of past CHDO projects (1205 Country Club Rd and 506 Hall Ave), are within their period of affordability. Both properties were inspected in 2018 and no deficiencies were identified. Based on the 3-year schedule required in 92.504(d), neither address was required to receive an inspection by city staff in 2020.

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

Following a 2018 monitoring visit and action requested by the Fair Housing office of HUD's Field Office in Jackson, MS, the City of Hattiesburg has continues to comply with requests made as it relates to affirmative marketing. Some specific steps have included periodic review of the city's wait list for housing rehabilitation work in an effort to find opportunity to purge the list when possible, and steps to periodically reopen periods of time in which new applicants can be added. Steps have included staff, subrecipient, and CHDO training as it relates to fair housing, affirmative marketing, and limited English proficiency actions. Additionally, the city has updated its Down Payment Assistance program brochure for use in 2020 along with a marketing strategy to promote the program and create education opportunities related to fair housing.

### **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**

The City of Hattiesburg neither received nor used any program income in 2020.

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

In 2020, the City completed revision of its policies and procedures for the Down Payment Assistance, Emergency Repair and HOME programs. Revision efforts continue for Facade, Microenterprise, and CDBG programming. New marketing materials in keeping with the Affirmative Fair Housing Marketing Plan were implemented in 2020 to get the DPA program active again. These efforts are expected to help foster affordable housing as well as educate the public regarding fair housing protections.

