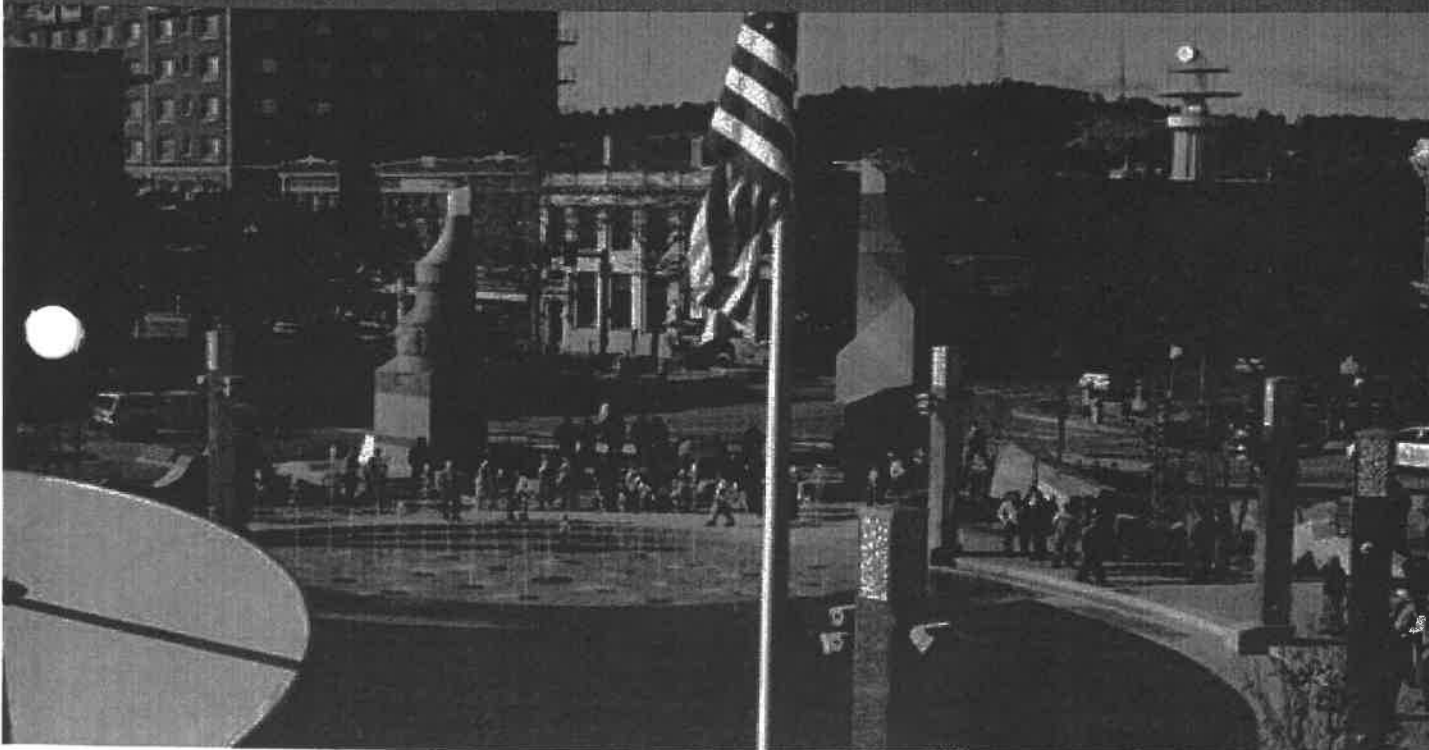


2018

City of Rapid City Annual Action Plan



CDBG Program Division

300 6th St., Rapid City, SD 57701

8/1/2018

Community Development Block Grant Division

300 6th Street, Rapid City, SD 57701

August 1, 2018

City of Rapid City, SD

2018-2022 Consolidated Plan

OMB Control No: 2506-0117 (exp. 06/30/2018)

FY 2018 ANNUAL ACTION PLAN

AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

The Community Development Block Grant is a flexible program that provides Rapid City with resources to address a wide range of unique community development needs. The city gives maximum feasible priority to activities that benefit low- and moderate-income persons. Activities may also be carried out which aid in the prevention or elimination of slums or blight, or certified activities that meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, where other financial resources are not available to meet such needs. CDBG funds may not be used for activities that do not meet these broad national objectives. The CDBG program works to ensure decent affordable housing, provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. As a HUD entitlement community, Rapid City was required to prepare a five-year Consolidated Plan (CP) in order to implement Federal programs that fund housing, community development and economic development within the community for the period of April 1, 2018 to March 31, 2022. Each year the City of Rapid City creates an Annual Action plan to address the high priority housing, public service, community development, and economic development needs of the City, as outlined in the Rapid City Consolidated and Comprehensive Plan. This program year runs from April 1, 2018 through March 31, 2019.

2. Summarize the objectives and outcomes identified in the Plan

The City's objective in utilizing CDBG funding is to provide support to those projects and activities that address the needs of low-income people, especially those in crisis, living without homes, living in poverty, or suffering from mental illness, substance abuse or disabilities who need help getting housing or stabilized so they can once again be self-sufficient. Additionally, everyone deserves a safe, warm, affordable place to live, no matter what their circumstances. The City encourages development of housing affordable to people at all income levels, however the CDBG funding will focus on, and be used to provide housing to people in the moderate-, low-, and extremely low-income levels for all types of housing needs, with emphasis on low- and extremely-low income single persons and households.

3. Evaluation of past performance

In spite of very late funding releases in 2016 and 2017 that made it difficult to get funds reallocated from 2016, allocated for 17 and projects completed within 5 months, the City was successful in meeting our spend down ratio and making progress on most of our goals. Affordable housing continues to be a difficult and long process. New construction costs and land prices make it extremely difficult to develop apartments that will be affordable to those most in need, households with incomes below 70% AMI without significant upfront assistance funds. The public facility projects have provided benefits to agencies and clients alike, through expansions that allow more people access and assistance,

modifications providing easier access for the elderly and persons with disabilities and energy improvements that have reduced overhead costs allowing more funding to be applied to services.

CDBG funds have provided rapid rehousing assistance to persons without homes,

4. Summary of Citizen Participation Process and consultation process

The Resident Participation Plan for the Community Development Block Grant program was updated on July 3, 2017 to meet current HUD regulations and the City endeavors to provide the citizens of Rapid City every opportunity to comment on the Annual Action Plans, Consolidated Plans and Consolidated Annual Performance and Evaluation Reports. Reports are published on the City website and hard copies are displayed in the City administration building, the Community Development Division office, the Public Library main office and General Beadle School satellite, and the lobby of the Pennington County Housing and Redevelopment Commission office building. Display ads and public notices are run in the Rapid City Journal and the Native Sun News, both local papers with large distributions locally as well as statewide. Public Comments are also accepted before each meeting of the Legal and Finance Committee and City Council where approvals of the plan will be discussed. However, getting public participation and comments continues to be a struggle. In order to gain relevant information to incorporate into a plan that will address more than the issues brought up by one or two people in a one-on-one or public hearing, the Community Development Manager also attends hundreds of meetings a year in the community, to solicit input from the groups and strongly encourage them to contact her at any time about needs, gaps, and programs that need to be considered and included.

5. Summary of public comments

The City makes every effort to elicit comments and input on the Annual Action Plan.

Rapid City will continue to accept comments until the City Council Meeting on August 16th 2018 at 6:30pm. Comments will also be accepted during the City Council meeting at that time. Residents are also welcome to call or email the CDBG Program Division at (605)-394-4181 or Gregory.Skurupey@rcgov.org

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments have been received during the Public Comment Period.

7. Summary

Rapid City is fortunate to have a very strong collaborative community working diligently to help people without homes and/or with special needs to access permanent affordable housing and the supportive services needed for stability as they transition from crisis to strength. Good progress has been made on meeting the goals set out in the Consolidated Plan by successfully implementing new initiatives, based on best practices and focusing in on funding fewer projects with higher dollar amounts in order to make more progress on meeting the highest needs.

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

Introduction

The City provides for and encourages the submission of citizen's views and proposals regarding the Community Development Program Annual Action plan.

The City provides a free grant training session in August for prospective applicants where CDBG guidelines, sub-grantee responsibilities, and high priority issues are discussed, questions are answered, and public comments for the CDBG program are accepted.

Applications are due by October 1, or the following Monday should the 1st fall on Saturday or Sunday.

The Investment Committee reviews CDBG and City Human Services general funds applications and makes funding recommendations to the City Council for preliminary approval. There are two opportunities for the public to comment on the preliminary recommendations, at the Legal & Finance meeting and the City Council meeting, and there is an additional 30 day public comment period following the preliminary approval. Once the city is notified of the actual funding for the year, adjustments are made to the preliminary plan and then taken back to City Council for final approval, if the adjustments total 25% or more of the estimated allocation. At that time, the public has two more opportunities at the Legal & Finance meeting and City Council meeting to bring forward comments, before Council votes to accept the plan.

Public notices of the training class, application solicitation, and public comment period were published in the two local papers, the Rapid City Journal and Native Sun News. One notice published informed the community of the grant offering, application deadline and training class, and a second notice was published regarding the grant offering and deadline.

All of the activities funded meet a high priority goal in the City Consolidated and Comprehensive Plans and the number of low-income people projected to benefit from the funded activities is estimated to be at least 95%.

The City provides for and encourages the submission of citizen's views and proposals regarding the Community Development Program Annual Action Plan, through Public Comment ads in the newspaper, emailing the ads to broadcast database, public meetings of the Legal & Finance Committee and the City Council.

No public comments were received at any of the meetings or during the public comment period.

Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$491,989	\$25,300	0	\$517,289	\$1,711,500	Estimated EN Only: \$2,150,000 for 5 years of Plan, with slight decreases each year. \$438,500 year one; \$435,000 year two; \$430,000 year three; \$425,000 year four; \$421,500 year five.

Table 49 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Rapid City is an entitlement city only for CDBG funding. HOME, Emergency Shelter, and Shelter Plus Care funds are administered through South Dakota Housing Development Authority and HOPWA is administered through the Minnehaha County Housing Authority, on a state-wide competitive basis, for Montana Department of Public Health and Human Services as part of the Tri-State HELP program.

Non-profit agencies funded with CDBG dollars are able to leverage other federal, state, local, and private funds. Leveraging CDBG funds is a factor that is taken into consideration as part of the application evaluation process and funding decisions but matching funds are not required.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has acquired a couple of abandoned, delinquent tax properties and has allocated funds for purchase of other substandard or infill lots or homes. The properties will be cleared and then provided to non-profit and/or for profit builders to build rental units that will be affordable for low and moderate

income tenants. Liens will require the builders to maintain affordability for 20 years or repayment of the funds will be required.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CDBG Program Administration & Planning	2018	2022	CDBG Grant Administration and Planning	N/A	N/A	CDBG: \$102,550	N/A
2	Housing - Increase Affordable Housing Stock	2018	2022	Affordable Housing Public Housing	N/A	Housing-Production of New Rental Housing Units	CDBG: \$50,552	Rental units constructed: 1 Household Housing Unit
3	Housing - Preserve Existing Housing Stock	2018	2022	Affordable Housing	N/A	Housing - Rehabilitation of Existing Housing	CDBG: \$5,761	Rental units rehabilitated: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities & Improvements	2018	2022	Non-Housing Community Development	N/A	Public Facilities - Rehabilitation/Renovation Public Facilities - Emergency Shelter & Trans Housing	CDBG: \$279,597	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25903 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3 Households Assisted
5	Public Services	2018	2022	Non-Housing Community Development	N/A	Public Services - Counseling Public Service - Rental Assistance Rapid Rehousing Public Service - Mental Health Treatment/Services	CDBG: \$78,848	Public service activities other than Low/Moderate Income Housing Benefit: 195 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted

Table 50 – Goals Summary

Goal Descriptions

1	Goal Name	CDBG Program Administration and Planning
	Goal Description	Grant administration and program oversight, monitoring and reporting.
2	Goal Name	Housing – Increase Affordable Housing Stock
	Goal Description	Production of new affordable housing for rentals and ownership
3	Goal Name	Housing – Preserve existing housing stock
	Goal Description	Preserve existing affordability of housing stock through rehabilitation projects to remove substandard conditions.
4	Goal Name	Public Facilities and Improvements
	Goal Description	Purchase existing building and/or do rehabilitation to provide safety, security, energy efficiency, and ADA compliance.
5	Goal Name	Public Services
	Goal Description	Provide services and assistance to low income and homeless residents for education, health, safety, employment and housing.

PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

Activities given priority under the Annual Action Plan are activities that were identified by community need assessments and the City Consolidated and Comprehensive Plans and Collective Impact assessments.

The City Council approved the Community Investment Committee's recommendation to focus funding on fewer projects, providing them with larger allocations, in order to address our highest priority issues.

Priority issues are directed at increasing affordable housing, retaining affordability of existing housing and the removal of substandard conditions so owners can age in place.

The City will direct funds on projects that will improve safety, handicap accessibility and energy efficiency and building sustainability for public facilities.

Public services will address rapid access to permanent housing for the homeless, access to mental health prescription drugs to help stabilize conditions so people can be productive and not suffer negative setbacks experienced when medication is not available.

Assistance will also address case management for troubled youth and their families to help them move forward to productive lives.

Projects

#	Project Name
1	Program Administration and Planning
2	Increase Affordable Housing Stock
3	Preserve Existing Housing Stock
4	Public Facilities & Improvements
5	Public Services

Table 51 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Our greatest obstacle at this time is the lack of affordable housing for persons earning minimum wage or on Social Security or Disability.

The City is focusing CDBG funding on the highest priority issues in our plans that align with the new Collective Impact focus areas of affordable housing, mental health and substance abuse, infrastructure projects that address safety, energy efficiency, sustainability, and removing substandard conditions. In addition, early childhood education, youth counseling and youth programs are high priorities in the plan. They are key activities to providing youth with a more successful path to adult self-sufficiency and stability. All of the funded projects address one of these issues.

Project Summary Information

1	Project Name	Program Administration and Planning
	Target Area	Citywide
	Goals Supported	Provision of CDBG funding for projects to benefit homeless and low-to-mod income people
	Needs Addressed	Funding for activities to meet the needs of the homeless and low-to-moderate income people
	Funding	CDBG:\$ 102,550
	Description	Program Administration and Planning for the Community Development Block Grant Program
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	333 6 th St., Rapid City, SD
	Planned Activities	Grant oversight and management
2	Project Name	Increasing Affordable Housing Stock
	Target Area	Citywide
	Goals Supported	Housing - Increase Affordable Housing Stock
	Needs Addressed	Housing-Production of New Rental Housing Units
	Funding	CDBG: \$50,552
	Description	Funds allocated for ready-to-go housing projects for land acquisition, infrastructure, demolition, rehab or acquisition rehab to provide new rental units, single family homes, or group homes.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit one (1) low-, very low-, or moderate-income household.
	Location Description	Scattered sites within the corporate limits of Rapid City Project 1 - 627 St. Cloud St.
	Planned Activities	Infrastructure, soils testing,

3	Project Name	Preserve Existing Housing Stock
	Target Area	N/A
	Goals Supported	Housing - Preserve Existing Housing Stock
	Needs Addressed	Housing - Rehabilitation of Existing Housing
	Funding	CDBG: \$5,761
	Description	Rehab on owner-occupied housing to preserve stock and remove substandard conditions.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1 very low-income household will receive rehab assistance.
	Location Description	Locations not yet determined within the Corporate limits of the city of Rapid City.
	Planned Activities	Rehabilitation of owner occupied housing to remove health, safety or substandard conditions.
4	Project Name	Public Facilities & Improvements
	Target Area	N/A
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Public Facilities - Rehabilitation/Renovation Public Facilities - Emergency Shelter & Trans Housing
	Funding	CDBG: \$279,597
	Description	Public Facilities and Improvements, rehabilitation and renovation of facilities, infrastructure, or emergency shelters/transitional housing.
	Target Date	3/31/2019

Estimate the number and type of families that will benefit from the proposed activities	<p>It is estimated that the following groups of people will benefit from Public Facility projects in 2018:</p> <p>13,425 Low-income households will benefit from a safer environment and health services at Community Health Center of the Black Hills.</p> <p>12,200 Low-income households will benefit from safer access to the food pantry.</p> <p>158 Households will benefit from the new Early Head Start facility and its improved safety and increased capacity to store cold foods in a larger cooler.</p> <p>120 residents will benefit from a new daycare center and improvements to security.</p> <p>3 persons with brain injuries will benefit from transitional housing.</p> <p>25, 906 estimated total to benefit from Public Facilities Improvements projects.</p>
Location Description	<p>Locations include: Community Health Center of the Black Hills, 350 Pine St., Rapid City, SD 57701; Feeding South Dakota, 1111 N. Creek Dr., Rapid City, SD 57701; Rural America Initiatives, St. Patrick Street and South Valley Drive; Wellfully, 1205 E. St. James, Rapid City, SD 57701; Black Hills Works, Inc., 3650 Range Road, Rapid City, SD 57702.</p>
Planned Activities	<p>Activities will include installation of security systems, safety hand rails, a large cooler for food storage, and construction of a foundation and installation of water and sewer lines, utility hook-ups, driveway, curb and gutter and landscaping for transitional housing for 3 special needs individuals.</p>

5	Project Name	Public Services
	Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Service - Mental Health Treatment/Services Public Service - Youth Activities Public Service – Rapid Rehousing Assistance
	Funding	CDBG: \$74,848
	Description	Assistance applying for mental health medications and Counseling for youth.
	Target Date	3/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the following clientele will receive assistance: 135 persons with severe persistent mental illness will receive assistance with procuring free medications; 60 youth and their families will receive case management; 40 homeless persons will receive rent and security deposit assistance to access permanent housing.
	Location Description	Scattered site locations not yet determined.
	Planned Activities	Public services will be provided to: a) persons with severe persistent mental illness to help with applications to procure free medications; b) troubled youth and their families will receive case management; c) homeless persons will receive rent and security deposit assistance to access permanent housing.

ACTIVITIES TO BE FUNDED

FY 2018 FUNDING RECOMMENDATIONS CDBG ANNUAL ACTION PLAN

CDBG ELIGIBILITY EVALUATION CRITERIA - FY2018	FY2018 FUNDING REQUEST	COMMITTEE RECOMMENDATION	Additional	FY 2018 Program Change
CDBG Allocation Estimate		\$ 433,000.00	\$ 58,989.00	\$ 491,989.00
Program Income (PI)- Lease payments		\$ 2,000.00	\$ 13,000.00	\$ 15,000.00
Revolving Loan (RL) payments		\$ 3,500.00	\$ 2,261.00	\$ 5,761.00
TOTAL FUNDING AVAILABLE		\$ 438,500.00	\$ 74,250.00	\$ 512,750.00
Administration 20%				
City of Rapid City		\$ 87,700.00	\$ 14,850.00	\$ 102,550.00
Economic Development				
NO APPLICATIONS RECEIVED		\$ -		\$ -
Public Service - MAXIMUM ALLOWED 491,989 + \$66,064 FY2017 program income x 15% = 83707	\$ 66,600.00	\$ 66,600.00	\$ 8,848.00	\$ 74,848.00
Behavior Management Systems - Funds for the salaries x2 employees to provide assistance to clients for obtaining pharmaceutical medications. Assist est. 195 clients.	\$ 45,800.00	\$ 41,000.00	\$ 4,800.00	\$ 45,800.00
Lutheran Social Services - Arise Youth Center/West - for additional 5 hours case management for youth and families. Assist est. 60 clients.	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00
Pennington County Health & Human Services - Funds for security deposit/rental assistance for families at risk of homelessness or moving to permanent housing. Assist est. 40 clients.	\$ 25,000.00	\$ 20,600.00	\$ 4,248.00	\$ 24,848.00
Public Facilities & Housing Maximum		\$ 284,200.00	\$ 50,552.00	\$ 334,752.00
Canyon Lake Senior Center - 1. To remodel Annex restrooms into 1 unisex handicap accessible bathroom; 2. Replace Annex air conditioners with 2 HVAC mini-split conditioners; and 3. Replace 2 air conditioners in Center dining and computer rooms.	\$ 47,000.00	\$ -	\$ -	\$ -
Community Health Center of the Black Hills - to install security cameras and an overhead paging system at Main Clinic for security and safety. Assist est. 13,182 clients.	\$ 12,182.00	\$ 12,182.00	\$ -	\$ 12,182.00
Feeding South Dakota - to enclose Maintenance & Supply room and to install railing on elevator landing from Food Pantry for safety of staff, volunteers and clients. Assist est. 12,200 clients.	\$ 25,000.00	\$ 25,000.00	\$ -	\$ 25,000.00
Rural America Initiatives - to be used to install 2 exhaust hoods and 1 security system for protection and safety and 1 walk in cooler for adequate storage at RMC Early Childhood Building. Assist est. 158 clients.	\$ 69,000.00	\$ 69,000.00	\$ -	\$ 69,000.00
Wellspring dba Wellfully - As part of Continuum of Care, to rehab residential building to include daycare center. Rehab will consist of adding cameras, daycare equipment, improvements to fence, add fence for additional play area and other improvements for day care operations. Assist est. 120 clients.	\$ 75,000.00	\$ 75,000.00	\$ -	\$ 75,000.00
Youth & Family Services - for infrastructure costs of 2-story wing being added to E Adams St. Infrastructure will cover (1) excavating and installing a grease trap and/or (2) relocating HVAC condensing unit and/or (3) water and/or sewer and/or gas and/or trenching for electrical hookups to connect to City services.	\$ 280,000.00	\$ -	\$ -	\$ -
Housing				

**FY 2018 FUNDING RECOMMENDATIONS
CDBG ANNUAL ACTION PLAN**

CDBG ELIGIBILITY EVALUATION CRITERIA - FY2018	FY2018 FUNDING REQUEST	COMMITTEE RECOMMENDATION	Additional	FY2018 Program Change
EC Neighborhood Restoration Loan Program (showing Loan funds)	\$ 3,900.00	\$ 3,900.00	\$ 1,708.00	\$ 5,208.00
Black Hills Works, Inc. - funds would be used for housing construction of the following, foundation/finishment, sewer/water & utility hook-ups, sidewalks/detouring, curbs/gutter, landscaping, survey/building permits and floor covering for clients with brain injury. Assist est. 3 clients.	\$ 98,415.00	\$ 98,415.00	\$ -	\$ 98,415.00
Freeland Ranch Community, Inc. - Land acquisition and construction of infrastructure and related engineering, surveying, administrative costs and professional fees.	\$ 225,000.00	\$ -	\$ -	\$ -
City Neighborhood Lift Program	FUNDS MOVED TO CONTINGENCY	\$ 803.00	\$ (803.00)	\$ -
CONTINGENCY FOR AFFORDABLE RENTAL UNIT PROJECTS			\$ 50,552.00	\$ 50,552.00
		\$ 438,200.00	\$ 74,250.00	\$ 612,760.00
	\$ 910,897.00		\$ -	\$ -

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The entitlement area includes on the corporate limits of the City of Rapid City and all funded activities must benefit persons living with the corporate limits. (See Map in Appendix)

Low-income persons and households are disbursed throughout the city, with the highest concentrations being in Census Tracts 102, 103, 104, and 105. These Census Tracts also have the highest populations of minorities, primarily Native Americans. There are growing numbers of low-income households in Census Track 111 in the Sioux Park/ Old Canyon Lake housing area, with two of the schools located in that area now qualifying as Title 1 schools.

Geographic Distribution

Target Area	Percentage of Funds
Rapid City Corporate Limits	100

Table 52 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City encourages the provision of housing for low-income people City-wide in order to provide equal opportunities to all income level households. Projects funded, and people assisted with CDBG dollars, may be located anywhere in the corporate limits of Rapid City. Affordable housing projects are encouraged to focus on all areas of town, not just North Rapid.

More affordable housing is needed on the west side and south east areas of town. Land prices are higher in these areas, making it difficult to develop housing that is affordable for lower income households, so the use of CDBG funds will be instrumental for “buying down” the cost of development to achieve affordability.

Agency programs serve clients living throughout the corporate limits of Rapid City.

Introduction

Pennington County Housing and Redevelopment Commission (PCHRC) serves the housing needs of low-very low and extremely low-income families in Pennington County, to assure availability and affordability of housing. Goals for assisted housing include: expand supply, improve quality, increase housing choices, increase energy efficiency of units, improve living environment, equal opportunity and to affirmatively further fair housing.

Actions planned during the next year to address the needs to public housing

PCHRC will:

Investigate the possibility of selling some scattered site, single family homes and leveraging the proceeds to develop additional housing under a mixed finance development.

Expand the supply of assisted housing by applying for additional units of Tenant Based Rental Assistance, including those targeting specific clientele; acquire land for future development; and acquire or build additional units.

Increase assisted housing choices through outreach efforts to potential voucher landlords, and allow incentive transfers for Public Housing residents. The PCHRC produces and distributes Landlord-Property manager Handbooks to provide information on the Section 8 Program to prospective landlords. Outreach is conducted through membership in Black Hills Multifamily Housing Association. Incentive transfers are allowed for qualified Public Housing residents.

Provide improved living environment through crime prevention activities, including additional police patrols and community policing efforts in Public Housing developments; work with local law enforcement agencies to provide for the exchange of information to aid in applicant screening, lease enforcement, and local law enforcement efforts.

Ensure equal opportunity and affirmatively further fair housing by providing staff with adequate training in the areas of Equal Opportunity, Fair Housing and Reasonable Accommodations; and modernize public housing projects to fully comply with Section 504 Accessibility Standards. The PCHRC continues to make progress in modernizing its facilities to fully comply with 504 Accessibility Standards.

Enhance the image of Public Housing in our community by maintaining all units to standards that meet the surrounding neighborhood and responding to all complaints or concerns from local government or the citizens of our community within 48 hours.

Increase energy efficiency in Public Housing units by implementing energy saving projects in Public Housing properties. Common area windows and doors were replaced in Public Housing high- rises. Parking lot lighting was upgraded to energy efficient LED fixtures at several locations.

Improve the quality of assisted housing through renovations and upgrades. Planned renovations for various public housing units in 2018 are

- Kitchen upgrades
- Roofing
- Deck repairs and replacements
- Windows and siding repairs and replacement

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

The PCHRC has an established Resident Advisory Panel made up of residents from the various programs and developments. Appointments are made by the PCHRC Board of Commissioners. The Panel meets with the Executive Director and staff on a monthly basis to provide input on issues with their respective housing areas. Input is sought on all aspects of PCHRC operations. A representative of the Panel attends PCHRC Board meetings.

The PCHRC does not operate a homeownership program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This is not a troubled PHA.

Introduction

The City provides Community Development Block Grant funds and City Investment funds (General funds) to local agencies to provide humans services to those with special needs.

The City's high priorities include ending chronic homelessness and reducing situational homelessness, services and affordable housing for persons with mental health and substance abuse issues, disabilities, homeless youth, and the elderly, and facilitating a successful reentry to the community for offenders leaving prison or jail.

Homelessness and Prosperity initiatives are the focus of three of the Strengthening Families committees: Homelessness, Affordable Housing Initiative and the Prosperity Initiatives. The Human Services Collaborative works to address crisis care and mental health and substance abuse issues. Passages provide a faith-based halfway house program for women returning home from prison. Lutheran Social Services has two programs, ARISE that provides counseling for runaway youth and their families, and New Alternatives provides transitional housing for youth coming out of foster care, Juvenile Detention or runaways.

In order to make more significant progress towards addressing the homeless and special needs priorities, the City has decided to award fewer grants with larger funding amounts that target the highest needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The City is providing funding to Pennington County Health and Human Services for Rapid Rehousing rental assistance for the homeless. They will be assisted with rent, and security deposits for accessing permanent housing. Estimate 40 people will be placed in housing.

Behavior Management Systems provides assistance to persons with severe persistent mental illness to access free prescription drugs needed to help control their illness. Without the drugs, the clients end up losing jobs and their housing, creating a cycle of homelessness. The program has reduced negative setbacks from 87% to 6-11%. Estimate 185 people will be assisted in accessing \$1.7 million in meds.

Black Hills Works, Inc. will be using funding to create a three unit group transitional home where very low income and homeless persons with severe brain injuries can live while receiving intensive treatment. Three (3) people will be housed for up to two years.

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

Rapid City emergency shelters are currently overcrowded due to a lack of affordable housing available to transition into for those with minimum wage jobs, Disability income, or Social Security income. People struggling with mental illness and substance abuse struggle to afford costly drugs that help them maintain the functional stability needed to work, stay housed and have a good quality of life. Therefore, the City's annual goals and funding are targeted to:

- support efforts to create new affordable small housing units for persons with incomes between 60% and 80% of AMI;
- provide rehabilitation assistance to owner-occupied households for handicap modifications, energy efficiency modifications, and other needed work to remove substandard conditions that will allow people to stay and age in place;
- assist persons with severe persistent mental illness and/or substance abuse issues to access free medications that will help stabilize their conditions so they can continue to stay housed and/or work;
- help persons move from homelessness into permanent housing with rent and deposit assistance through Pennington County Health and Human Services (PCHHS). PCHHS provides assistance, case management and services to homeless persons that have been unable to sustain housing due to mental health issues, addictions, personality disorders, and criminal records through their New Start Program. PCHHS will receive CDBG funds to provide rental security deposits and/or rent assistance for permanent housing solutions for clients receiving intensive case management to move them from homelessness to a home.

Many organizations in the community do street outreach to the homeless and others with special needs, such as the Veterans Administration, Community Health, Western SD Community Action, Behavior Management Systems, Western Resources for Independent Living, and the HOPE Center, making connections with them and providing referrals to the appropriate agencies and services.

The HOPE Center provides a homeless day drop-in center where homeless are provided assistance, services that include a phone message box, mail box and small items storage. Shortly they will also have a laundry facility for the homeless to use. The HOPE Center administers assistance funds in partnership with other agencies for rent, deposits, bus passes, work clothing, and other miscellaneous needs. This year they are launching a new mentoring program for the chronically homeless called Relationships for HOPE. This program will provide one-on-one support and guidance to a chronically homeless individual as they transition out of homelessness. Additionally, the HOPE center provides referrals to other agencies for services they do not provide.

Pennington County Health and Human Services provides assistance, case management and services to homeless persons that have been unable to sustain housing due to mental health issues, addictions, personality disorders, and criminal records through their New Start Program.

The Veterans Administration does outreach to the homeless at the Cornerstone Rescue Mission, connecting eligible veterans to needed services and VASH vouchers.

Additionally, Rapid City agencies who receive funding through the State Continuum of Care will be going through training for implementation of a new Coordinated Entry system in 2017. The City will strongly encourage all agencies to participate in the Coordinated Entry system.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City is in the process of implementing a plan to move the emergency shelter to a new location where all of their facilities can be housed in one location along with space for a “one stop” center where agencies serving the homeless can have offices on site. Additionally, there will be transitional housing, and in the future, permanent housing. The new campus will be similar to the Haven for Hope facility in San Antonio, providing a continuum of care and 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

Rapid City has adopted the Housing First model for moving the homeless quickly to transitional or permanent housing and to prevent homelessness. The City is funding Pennington County Health and Human Services to provide rapid rehousing funds to homeless persons for rent and deposits to access housing and who will also provide case management. Funding will also be used for eviction prevention. The City, through the Collective Impact process has raised awareness of the lack of affordable housing for low-income and fixed-income residents, but also for the workforce in all income levels. Builders and developers are now working with the City on how to develop more affordable housing on smaller lots, with smaller square footages. The City is exploring creative financing mechanisms through public-private partnerships.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City has no CDBG funded projects specifically for homeless discharged from publicly funded institutions and systems of care for FY 2017. The state and county work with institutions and systems of

care in discharge planning. The rapid rehousing money allocated to Pennington County Health and Human Services may be used to assist persons being discharged, as well as the New Start Funds, a grant from a private foundation, dedicated to helping house homeless persons released from jail.

Behavior Management Systems funding to provide assistance to persons to access free medical prescriptions for mental health drugs may be used to assist persons released from institutions of care who receive limited supplies upon discharge.

In addition to the CDBG funds allocated, the City provides \$50,000 a year in additional Human Services Investment grants to non-profit Human Services agencies to address additional high priority issues.

A list of agencies funded with 2018 City General funds and the services they will supply include:

211 HelpLine Center - funds to provide information and referrals to programs working with abused children, domestic violence victims, the elderly, severely disabled, the homeless, illiterate adults, persons with AIDS, migrant farm workers and other with low to moderate incomes. These funds will be used for staffing/training for the call center, maintaining database information and operating costs.

CASA - Funds will supplement the salary for one volunteer coordinator that works directly with trained CASA volunteers in Rapid City. The need for additional volunteers is great as there is a waiting list of over 100 children needing advocates.

Community Health Center of the Black Hills - Funds will provide eye exams/glasses for estimated 25 homeless youth and/or adults and pay a portion of the salary/fringe for the Homeless Outreach Program Coordinator.

Western SD Senior Services Meals Program - Funds will be used to increase the number of meals the program can provide by covering costs for seniors that can't afford to pay for a meal. The number of seniors and disabled needing meal assistance has grown dramatically over the past two years, and is expected to continue to increase as more people go on fixed incomes.

Introduction:

Affordable housing for every income level is a pillar for a stable, productive and caring Rapid City. As such, the HUD Consolidated Plan, the City Comprehensive Plan, and the Downtown Area Master Plan all include, as a high priority, the development of affordable housing for all income levels, with emphasis in the City's Consolidate Plan and Comprehensive Plan on housing for persons in the extremely low-, low- and moderate income levels.

Our greatest barriers to affordable housing continue to be wages, land and construction costs, and property taxes.

- Only 8 of the top 24 career fields, by number of persons employed in that occupation, pay a living wage for Rapid City, for a single parent with 1 child.
- The average lot cost has risen to \$40,000 from \$15,000 in 2003.
- Even with downsizing lots and housing square footages, the cost of development, at \$100-\$110/sq. ft. puts new units out of the affordable range.
- The housing stock available is very limited in price ranges below \$150,000.
- Lowest priced homes tend to have major structural issues, deferred maintenance, or are in substandard conditions.
- SD has one of the highest property tax rates, with one of the lowest hourly wage rates. SD Ranks as the 16th most expensive state for property tax rates at 1.32%. California ranks 34th at .81%.
- SD Hourly wage is \$8.85/hr.
- The waiting list for Section 8 vouchers is 18 months to 2 years. Preferences are given to elderly, disabled and veterans, so people who do not meet one of those preferences have an extremely difficult time rising to the top of the waiting list.

Actions it planned 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

The April 2014 Rapid City Comprehensive Plan includes targeted diagnosis for City Code change to:

- Create more user friendly document format
- Update current zone districts and allowed uses
- Support more diverse mix of uses
- Improve quality of development
- Promote variety of housing types

October, 2016 the Plan was amended to adopt a Downtown Master Plan

Top Priorities:

- Provide affordable housing in all areas of town, particularly for low-income households.
- Revise zoning and land use code to be more mixed-use friendly
- A range of housing types that includes affordable rental units for singles and families
- Quality housing for students, young professionals and faculty

No barriers from public policies were identified except in the downtown area, where zoning changes are being considered.

Housing, zoning and building ordinances went through an extensive review and amendment process in 2012 and 2013 removing exclusionary ordinances and providing opportunities for variances. Smaller units, lot sizes, reduced parking and other modifications to existing ordinances are allowed through the Planned Unit Development process. Several land use categories have been applied to developments using the new PUD regulations to encourage mixed uses, balancing citywide diversity, including balancing the need to accommodate growth with preservation of historic resources through adaptive reuse in the downtown area in the form of alterations and additions to structures. This will sustain both affordable and historic properties. New streamlined processes have been put into effect for developer applications, shortening the time-frame for gaining approval.

The City recognizes the use of Tax Increment Financing (TIF) as an incentive to stimulate the construction of safe and affordable housing units for low and moderate income residents and workers in the community and requires compliance with the following:

Affordable housing projects must target residents at or below eighty percent (80%) of median income with rents at thirty percent (30%) of the tenants income or the Fair Market Rent (FMR) for the Section 8 Program whichever is greater. A minimum of fifty-one percent (51%) of the dwelling units of the proposed development shall be occupied by households meeting this income guideline;

Affordable housing is required to remain affordable, as defined, for ten (10) years; repayment of assistance funds will be due and payable to the City if the property is no longer benefitting a low-to-moderate income household prior to the ten year forgivable timeframe.

The City Neighborhood Restoration Loan Program provides homeowners with financial assistance for rehabilitation of substandard conditions and home accessibility, safety and energy efficiency.

The City partners with Habitat for Humanity, Dakota Home Resources and Western SD Community Action for the City Community Enhancement Program. Neighborhoods identified annually to focus efforts on in-fill housing, blight removal, rehab of existing homes, and beautification projects for neighborhoods. The goal is to connect residents to available assistance programs to sustain older, more

affordable housing, build neighborhood relationships and improve quality of life for low-income households. Services provided are painting, landscaping, decks, home rehab, and weatherization.

The City works with the County to identify tax foreclosure properties suitable for demo or rehab for new low-income homes. The county transferred a property to the City for demolition and redevelopment. A City committee reviews projects for the highest best use Property then offered in a Request for Proposals to developers interested in constructing and owning the rental units, with rents \$350 to \$500. The City will provide lot and improvements as a deferred loan, forgivable after 20 years if affordability is maintained at an agreed upon level.

Introduction:

The City has identified special needs groups and issues that have been included in the Consolidated Plan that includes the following housing and supportive services for:

- Developmentally disabled
- Persons with Cognitive disabilities and inability for self-care
- Permanent supportive care for persons with severe mental health issues
- Retirement home rooms for persons with special needs
- Assisted living rooms for persons with mental illness and/or substance abuse issues
- Nursing home beds for persons with mental illness and/or substance abuse issues
- Veterans group home

Actions planned to address obstacles to meeting underserved needs

The City will continue to work with collaborations of local agencies to develop plans for meeting underserved needs and will focus funding on those needs. The lack of supportive service and operations funds continues to be the major barrier to accomplishing these goals.

The County is building a new facility that will open this year. It will house the Pennington County Health and Human Services Department, the Crisis Care Center, Detox, a new 42 warming bed facility for chronic inebriates and substance abusers. It will provide a safe place to sleep for persons not able to go to the Mission due to being intoxicated or on drugs.

The Police Department is providing Crisis Intervention Team (CIT) Training to officers in the field so that they are able to have the skills necessary to appropriately interact with individuals experiencing crisis and provide referrals to appropriate services. They receive training to recognize various forms of developmental disabilities and mental illnesses. The training will also be provided to the firemen, EMT's and other emergency response personnel.

The Mobile Medic program through the Fire Department provides paramedic response to non-emergency medical needs for the elderly and disabled at their home, providing additional services such as changing out oxygen bottles and other minor medical needs not requiring emergency transport.

The Feeding South Dakota Mobile Food Pantry distributes free food to families once a month at General Beadle School, for the convenience of families who lack transportation or the resources to get to the Food Bank location on the eastern edge of town. Each family receives approximately 50 pounds of food.

Free summer meals are provided at several locations within the City: Youth and Family Services Head Start facility and at the Mother Butler Center; Rapid City Area Schools – General Beadle, South Middle,

Knollwood, Rapid Valley, Canyon Lake, Horace Mann, Robbinsdale, South Canyon, and South Park; the YMCA main facility and at the LaCroix Links Golf Course; Valley View high rise apartments, and the Back Pack Program sends food home for the weekends.

The HOPE Center provides free laundry service at their facility to the homeless and other low income households and is starting a Volunteer Mentor program to help people without homes by spending an hour a week with them to build lifelong relationships.

The City will complete additional upgrades to curb ramps to repair and increase ADA accessibility in high traffic areas and will be doing ADA renovations to the City Civic Center to bring it into ADA compliance.

Actions planned to foster and maintain affordable housing

The City provides an owner-occupied rehabilitation loan program, the Neighborhood Restoration Loan Program, to assist low-income homeowners with repairs to their property to sustain the existing housing stock and prevent homelessness due to substandard conditions.

The new Neighborhood Lift Program seeks to acquire vacant lots, substandard housing, and foreclosed properties for redevelopment and preservation of affordable housing.

The OneHeart Transformational Campus will provide affordable transitional housing for participants while they work to stabilize their families, get counseling and treatment, if necessary, education for completing High School, Trade school or College, job training, budgeting, life skills, and employment success. Supportive services will also be provided.

The City will continue to work with builders and developers on ways to achieve affordable housing for households making less than 60% AMI.

Actions planned to reduce lead-based paint hazards

The City provides a housing rehabilitation program to home owners, meeting the income guidelines, that may be used to address lead-based paint hazards, within the funding limits of the program. The program requires contractors to adhere to lead-safe practices on all projects that will disturb lead paint, and lead testing is conducted on all homes built prior to 1978, where paint will be disturbed in excess of program guidelines.

Western South Dakota Community Action does Weatherization and Energy Audits as well as sponsoring contractor training classes locally for lead-paint certifications and continuing education in conjunction with their weatherization program, as needed. Typically, they are open to local contractors as space allows.

Black Hills Area Habitat for Humanity is also a certified contractor for lead testing and abatement. Habitat has a Home Preservation program and plans a neighborhood revitalization program that

includes lead testing, abatement, and rehabilitation projects, as needed.

Actions planned to reduce the number of poverty-level families

The John T. Vucurevich Foundation continues to provide leadership to promote community awareness of issues affecting generational poverty and how it affects people living in generational poverty through the Prosperity Initiative. Community members have volunteered to become Prosperity Coaches and meet regularly to learn, share and develop a plan for increasing opportunities for persons living in poverty. The Coaches are training staff within their organizations or businesses on the issues that poverty-level families deal with for better understanding. They also serve as the designated person to provide information and referrals for services, to help the client navigate through their system.

The Prosperity Initiative has implemented the Pathway to Prosperity community informational sessions for persons interested in volunteering to be adult mentors for persons experiencing poverty. In addition, they have put on a three part Mines Advantage Poverty Series to train community members and students at the School of Mines about poverty.

The City's economic development groups continue to pursue new businesses to locate in Rapid City that would provide livable wage jobs.

Job Fairs are being held several times a year as outreach to persons seeking employment sponsored by the Department of Labor, the VA and the Black Hills Regional Job Fair.

AARP and VITA have free tax preparation sites, to serve seniors and low-income households in the community.

The Lutheran Social Services New Alternatives Program provides case management assistance to youth coming out of JVC or homelessness to find a job and keep it.

Actions planned to develop institutional structure

Rapid City is fortunate to have a very strong core group of leaders in the community working collaboratively to address needs in the community. The John T. Vucurevich Foundation (JTVF) leadership generously provides their time, funds and technical assistance to help the community expand programs and the collaborative base, especially now, through the new Collective Impact Initiative. Work stream groups are moving forward with goals and implementation strategies for activities for Behavioral Health, Housing and Homelessness, Family Life, Walking Together (Enhance Cultural relationships between Native and non-Native leaders and communities), Workforce and Business Development, Food Security, Inclusive Community Engagement and Leadership, and Education.

In addition, Early Childhood Education is another initiative that works with childcare providers to standardize preschool education so all student starting school have at least the basic knowledge needed to be successful.

The JTVF, United Way and City Community Development Division work together to provide assistance to

agencies financially as well as with technical support with our respective strengths, knowledge, and leadership.

Collective Impact completed the initial two phases of gathering information and setting goals, and has begun the implementation phase for the goals chosen by the Collective. Two people have been hired to lead specific goals for food security, and the homeless transformation campus with services, shelter and transitional housing. They are researching hiring someone to lead affordable housing projects in 2018.

To encourage and develop a continuum of leadership across the community, a leadership training program was begun as part of the Collective Impact initiative, and a group of 45 young professionals were invited to be part of the Emerging Leaders program. Each person was asked to participate in leadership training and to participate in one of the 7 focus groups for identifying community needs and goals.

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

The Collective Impact Inclusive Community Engagement and Leadership work stream has been working on incorporating the Principles of Community Engagement into the other work streams and building relationships and opportunities for leadership development with the Emerging Leaders group of 45 young professionals.

The City, Pennington County Health and Human Services (PCHHS), Cornerstone Rescue Mission, and Behavior Management Systems, work together to enhance coordination between housing agencies, and private developers. They all are now being asked to join the larger collaborative group on poverty and affordable housing that goes beyond single family homeownership and emergency shelter to include rentals, assisted living, supportive housing models, single resident occupancy and safe haven housing. The collaborative is currently working with two private developers to address the need for affordable rental units for low- and very low-income single person or couple households.

The Mayor and City Council members are very supportive of more public/private partnerships and are helping facilitate discussions. The Community Development Director has implemented new activities that provide developers, builders and residents access to city planners for direct conversations about issues with codes, ordinances, planning processes and specific projects. *Coffee with Planners* is held monthly and a newsletter keeps the community informed of new permits drawn, and upcoming discussions and changes to ordinances and codes.

Meetings are held monthly by the Community Services Connection (health centered collaborative group), Black Hills Area Homeless Coalition, Black Hills Area Housing Agencies, the Affordable Housing Collaborative and Prosperity Collaborative to coordinate efforts and share information. Additionally, Cornerstone Rescue Mission staff meets with staffing from Behavior Management Systems, Pennington County Health and Human Services, the VA, Police officers and other agencies serving the homeless to coordinate their services.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L) (1, 2, 4)

Introduction:

The City is an Entitlement City of Community Development Block Grant funds, and at this time does not receive any Section 108 funds or urban renewal funds and does not have any float-funding activities. All previous year program income has been allocated to projects. The City does receive program income from loans repaid under the City's Neighborhood Restoration Loan Program that assists low-income owner-occupied properties with repairs. That program is operated as a revolving loan program and program income received is used for additional rehab projects.

The City receives occasional additional loan repayments from CDBG assisted projects or from projects that come in under budget. Those funds are offered for new Requests for Funding as a reallocation of funds.

We strive to utilize 100% of our funds for low-to-moderate income persons' benefit although the regulation requires not less than 70%.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

