

**CITY OF LOGAN  
RESOLUTION NO. 13-60**

**A RESOLUTION OF THE CITY OF LOGAN APPROVING THE PROGRAM YEAR 2012 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) IN ACCORDANCE WITH THE ENTITLEMENT COMMUNITY REQUIREMENTS OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE RECEIPT OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS.**

**WHEREAS**, Logan City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, the City of Logan was designated as a Metropolitan Statistical Area and an entitlement community relating to the receipt of HUD CDBG funds in May 2003;

**WHEREAS**, 24 CFR 91.520 requires each entitlement community to complete a CAPER after the close of each program year;

**WHEREAS**, Logan Municipal Council desires to comply with the applicable requirements of HUD and approve its PY2012 CAPER, notice of which has been duly published and which report has been available for public comment in accordance with the Citizen Participation Plan;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LOGAN, UTAH THAT:**

1. The PY2012 CAPER, attached hereto, is hereby adopted by the City of Logan and approved to be submitted to HUD.
2. This Resolution is effective immediately upon passage.

PASSED AND ADOPTED by the Logan Municipal Council this 3 day of September 2013, by the following vote:

Ayes:  
Nays:  
Absent:

\_\_\_\_\_  
Holly Daines, Chair

ATTEST:

\_\_\_\_\_  
Teresa Harris, City Recorder



## **NOTICE OF CDBG PUBLIC HEARING**

### **Re: PY2012 Consolidated Annual Performance and Evaluation Report**

In accordance with the City of Logan Citizen Participation Plan, notice is hereby given that the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) Executive Summary for Program Year 2012 (1 July 2012 to 30 June 2013) is available for public review at Logan City Hall, Logan Library, or online at [www.loganutah.org](http://www.loganutah.org) (CDBG section).

#### **Comment Period**

A comment period commences on 18 August 2012 and ends on 3 September 2012, following the public hearing. Please provide written comments:

- online at [www.loganutah.org](http://www.loganutah.org) (CDBG section),
- via email to [james.geier@loganutah.org](mailto:james.geier@loganutah.org), or
- by delivery to:  
Logan City Hall  
ATTN. CDBG Coordinator  
290 North 100 West  
Logan, UT 84321

Written comments must be received by 30 August 2012, to be included with the City Council CAPER review.

#### **Public Hearing**

Notice also is given that on 3 September 2013, not before 5:30pm, the City of Logan Municipal Council will hold a public hearing in their Chambers located at 290 North 100 West, Logan, Utah, to take public comment on the CAPER before final adoption and submission to the US Department of Housing and Urban Development.

The CAPER provides information on the status of CDBG-funded activities that continued to operate during Program Year 2012.

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For additional information, contact James Geier, at 435-716-9027.

Individuals requiring special accommodation at the public hearing (including auxiliary communicative aids and services) should notify the City Recorder at 435-716-9000 at least three days prior to the hearing.

Relay 711 or Spanish Relay 1-888-346-3162

**Consolidated Annual Performance  
and Evaluation Report**  
(PY2012, Fourth Program Year)

**Submitted to:**  
US Department of Housing and Urban Development

**Prepared by:**  
City of Logan, Utah



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**Activities for this CAPER**

Activities for which both progress was made *and* funds were drawn during PY2012:

IDIS	PY	Activity
109	PY2009	Cache Valley Branding

This plan is now completed by consultants through the Chamber of Commerce and Logan Economic Development. Funding is now being sought for its implementation from local governments, BRAG, Utah State University and the business community. The focus is primarily on business attraction for Logan.

125	PY2010	Bluebird Restaurant
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This expansion project has been completed and final paperwork and beneficiary data is being compiled prior to the final drawdown. The installation of a new elevator has opened up access to the third floor banquet area, facilitating banquet capabilities.

129	PY2011	300 South Walkway
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This activity was completed and has been a wonderful addition to a largely inaccessible area. Improvements included ADA-accessible corners, sidewalk, and curb, gutter and parkstrip.

130	PY2011	Parkstrip Reclamation - Phase 3
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This activity continued the drive to eliminate illegal and unsafe parking pads, create safer walking routes, and upgrade the aesthetics of a low/moderate income neighborhood. It has increased accessibility for wheelchairs, strollers, pedestrians.

137	PY2011	2011 Program Administration
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This activity covered the costs associated with CDBG program administration; one fulltime staff member, office supplies, training, and so forth.

139	PY2012	Neighborhood Connectivity (Wilson to Ellis)
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This activity has been completed. Improvements included creating increased accessibility between the Wilson neighborhood and the Ellis neighborhood. Improvements in these low/moderate income neighborhoods included ADA corners, accessible sidewalks, lighting, parkstrip, benches, and bike racks. Main Street (Hwy 89-91) which divides these neighborhoods acted as a barrier for most modes of transportation. It was fast, austere, and uninviting. This was unfortunate given the amenities on either side of the corridor: parks, churches, schools, and community facilities. This has gone a long way towards creating more inviting surroundings and expanding people's access to other neighborhoods.

140	PY2012	Safe Routes to School
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This activity is ongoing, but improvements to date have already made an impact, primarily filling missing sidewalks in neighborhoods. The locations for improvements were based on feedback at neighborhood meetings, PTA groups, online surveys, and from City information. The improvements also ensure curb, gutter, sidewalk, and parkstrip in low/moderate income areas.

141	PY2012	Parkstrip Reclamation - Phase 4
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This activity continued the drive to eliminate illegal and unsafe parking pads, create safer walking routes, and upgrade the aesthetics of a low/moderate income neighborhood. It has increased accessibility for wheelchairs, strollers, pedestrians. This particular phase was aimed at going through area of the previous three phases and catching any areas which were not completed.

142	PY2012	NNHC - Welcome Home Own in Logan homeownership assistance program
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<b>Beneficiary</b>	<b>Address</b>
Paz	420 West 500 North
Schaeffer	712 East 200 North
Schadegg	268 West 200 North
Hough	545 West 1330 North
Williams	324 West Center
Allen	923 West 530 South
Hernandez	975 Thrushwood Dr
Beyeler	430 East 100 South
Peterson	904 Knowles Lane
Sardinas	477 South 200 West
Atkins	445 North 200 West
Robertson	725 North 340 West
Allen	32 South Marindale Ave
Stephens	338 Willow Drive
Hill	1336 W 1925 S
Jones	213 S 500 E
Mendez	752 S 1470 W
Tyler/Sinner	52 East 400 South

Beneficiary households: 18: 13 west side; 5 east side  
 Average subaward: \$5,878: \$3,806 lowest, \$7,500 highest  
 Average household income: \$31,585: \$23,916 lowest, \$38,173 highest  
 Average AMI: 61%: 41.59% lowest, 76.06% highest  
 Female heads of household: 3/18 or 13.6%  
 Hispanic / Latino households: 4/18 or 22.2%  
 Average sale price: \$137,965

143	PY2012	Neighborhood/Block Improvement Program
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This is a first-year program, and as a result started with growing pains, but wound up showing tremendous promise. The premise of this program was to help facilitate neighborhood improvement,

such as a neighborhood cleanup. Two projects were completed during PY2012; one on the west side and one on the east side of Logan in low/moderate income neighborhoods.

The program evolved to where neighborhoods within certain identified service areas were gathered to discuss both common and individual needs. In both cases, the neighborhoods indicated that bark mulch would be useful for restoring landscaping and that the availability of green waste and household garbage bins throughout the neighborhood would be particularly useful. On an individual front, property owners were able to apply for a micro-grant of up to \$250 to make street-view exterior improvements to their property. 28 properties received such grants. Primarily for projects common to the neighborhood, we have had hundreds of volunteers come out to assist with both skilled and unskilled labor.

This program continues to evolve, as the city believes that one recipe is not going to be the solution for each neighborhood. Consequently, research is going into other ways to use this program's funds to accomplish the aim of having residents mobilize to improve their neighborhoods, such as a "rip the strip"-style parkstrip improvement project.

144	PY2012	Bear River Association of Governments - Housing Rehabilitation Program
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Under BRAG's management, this program has had a slower usage rate. Logan anticipated that there would be an increase in program usage with BRAG due to the number of complementary programs they offer. We have continued to promote the HRA program as part of our OneHome collection of housing and neighborhood programs, and have been informed by BRAG that they are closer to having all the funds spent and that they will be requesting a drawdown shortly.

145	PY2012	Code Enforcement Officer
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This funding recommendation from the steering committee came on the condition that this should only be a one-time allocation if this position is to be continued. The \$22,000 is lasting a lot longer than anticipated due to delays in initial hiring and then delays caused due to two staff replacements.

The results have been very positive, as those filling this position have been actively engaged in enforcement and marketing of code compliance in low/moderate income neighborhoods.

146	PY2012	Adult Day Center
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This organization is still raising funds to facilitate its opening. CDBG funds were used to purchase therapy equipment for the severely disabled population they will be assisting in the near future. The open date of this facility has repeatedly been pushed back. The city, however, has great confidence in the management team of this organization, as they are experienced and capable in this realm.

147	PY2012	Sunshine Terrace Foundation
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This activity is complete. Improvements included the complete design and reconstruction of a bathing facility at this facility for severely disabled, low/moderate income adults. This new bathing facility offers more privacy and comfort for users, and thus more dignity.

148	PY2012	Child & Family Support Center
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This activity is complete. This organization provides a wide range of services to at-risk households. Counseling, training, a 24-hour crisis nursery are all housed in their Logan facility. The primary

improvement was for the installation of an air conditioning system to make the facility bearable during the summer months.

149	PY2012	2012 Program Administration
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This activity covered the costs associated with CDBG program administration; one fulltime staff member, office supplies, training, and so forth.

Activities for which only progress was made during PY2012:

IDIS	PY	Activity Name
68	2008	NNHC/CVVA - Veterans Rental Housing

This activity is finally nearing completion. The city purchased land with CDBG funds for the construction of housing for low/moderate income veterans. First, finding the right land took a long time. Second, finding additional funds to supplement the cost of the housing project took a long time. Third, awaiting all necessary city approvals for the project took a long time. With all of these barriers out of the way, NNHC is actively building this project with the veteran beneficiaries.

106	2009	Community Tool Shed (aka Neighborhood Matching Grant)
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The Community Tool Shed is slowly turning into a success story. This is a library for tools, from which groups may sign out implements to help with neighborhood cleanups, facility improvements, and other nonprofit initiatives. While the facility has existed for a couple of years, usage has been very low. Through advertising as part of the OneHome collection of housing and neighborhood programs, usage rates have increased. Users include nonprofits and the city and neighborhood groups (both for Neighborhood/Block Improvement Program and like projects). Projects have been predominantly in low/moderate income areas or for the improvement of facilities that benefit Logan's low/moderate income population.

111	2010	Neighborhood Revitalization Plan - Phase 2
138	2011	Neighborhood Revitalization Plan

These funds will soon be expended, as a request for proposal has been distributed for a specific plan for the 400 N corridor from the university to the city's downtown.

134	2011	Housing Rehabilitation Assistance - City of Logan - Building Safety
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The \$4,500 of CDBG funds was leveraged both by \$20,000 of city funds, as well as the \$29,752 of beneficiary investment.

- Roof - Brown - 1503 N 1600 E - 3 people - 80% LMI (leveraged \$7,000)
- Roof - Longhurst - 120 W 500 N - 2 people - 80% LMI (leveraged \$4,000)
- Electrical upgrade - Neiderhauser - 162 N 200 W - 2 people - 80% LMI (leveraged \$1,100)
- Windows - Martin - 1140 N 500 E - 8 people - 80% LMI (leveraged \$11,450)
- Roof - Jones - 236 N 200 W - 2 people - 50% LMI (leveraged \$6,202)

Activities funded with PY2012 funds:

<b>Performance Objective</b> (what we project to accomplish)	<b>Performance Outcome</b> (what we project the result will be)	<b>Corresponding Logan Strategic Objectives</b>
Construct at least 1300 linear feet of sidewalk (with curb and gutter, ADA corners, parkstrip, as applicable).	<ul style="list-style-type: none"> <li>• Create safer walking routes.</li> <li>• Increase accessibility for wheelchairs, strollers, pedestrians.</li> <li>• Install two blocks of sidewalk to city design standard.</li> <li>• Upgrade aesthetics of the neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve Neighborhoods</li> <li>• Support City Infrastructure Improvements</li> <li>• Revitalization and Preservation of Historic Downtown Area</li> </ul>
1. Logan Community Development / Neighborhood Connectivity (Main) – Ellis & Wilson (IDIS 139)	Low/Mod Area Benefit Create suitable living environments Availability / Accessibility	\$75,000
2. Logan Community Development / Safe Routes to School - Neighborhood Sidewalk & ADA Initiative (IDIS 140)	Low/Mod Area Benefit Create suitable living environments Availability / Accessibility	\$108,477.09

Because of leveraging of funds on the Neighborhood Connectivity activity, the city has able to complete more than 2000lf of sidewalk in low/moderate income areas, and is still going.

<b>Performance Objective</b> (what we project to accomplish)	<b>Performance Outcome</b> (what we project the result will be)	<b>Corresponding Logan Strategic Objectives</b>
Finalize parkstrip reclamation in the phases previously funded: <ul style="list-style-type: none"> <li>• Adams (funded 2007)</li> <li>• Multi-family (funded 2010)</li> <li>• Town Center (funded 2011)</li> </ul>	<ul style="list-style-type: none"> <li>• Eliminate illegal parking.</li> <li>• Create safer walking routes.</li> <li>• Upgrade aesthetics of the neighborhood.</li> <li>• Increase accessibility for wheelchairs, strollers, pedestrians.</li> <li>• Finalize a significant part of a city focus.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve Neighborhoods</li> <li>• Support City Infrastructure Improvements</li> </ul>
3. Logan Community Development / Parkstrip Reclamation - Phase 4 (IDIS 141)	Low/Mod Area Benefit Create suitable living environments Availability / Accessibility	\$50,000

Over 25 illegal and unsafe parking situations were remedied in low/moderate income neighborhoods throughout Logan. While not all illegal and unsafe parking issues will be remedied, this will reach the majority.

<b>Performance Objective</b> (what we project to accomplish)	<b>Performance Outcome</b> (what we project the result will be)	<b>Corresponding Logan Strategic Objectives</b>
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Provide housing assistance to 20 households via a variety of targeted programs.	<ul style="list-style-type: none"> <li>• Make homeownership and targeted home improvements more accessible.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage Affordable Housing</li> <li>• Improve Neighborhoods</li> </ul>
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4. Neighborhood Nonprofit Housing Corporation / "Welcome Home - Own in Logan" - Homeownership Assistance Program (IDIS 142)	Low/Mod Housing Activity Provide decent affordable housing Affordability	\$100,000
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18 households as described above.

5. Bear River Association of Governments / Housing Rehabilitation Assistance Program (IDIS 144)	Low/Mod Housing Activity Provide decent affordable housing Affordability	\$33,000
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One so far – more in process.

6. Logan Community Development / Neighborhood/Block Improvement Program (IDIS 143)	Low/Mod Housing Activity Provide decent affordable housing Affordability	\$15,000
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As described above.

<b>Performance Objective</b> (what we project to accomplish)	<b>Performance Outcome</b> (what we project the result will be)	<b>Corresponding Logan Strategic Objectives</b>
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Hire one part-time, temporary code enforcement officer / community liaison to target low/moderate neighborhoods.	<ul style="list-style-type: none"> <li>• Provide the resources to take a proactive approach with code enforcement and education.</li> <li>• Reduce slum and blight.</li> <li>• Publicize municipal laws and interface with the public.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve Neighborhoods</li> </ul>
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7. Logan Community Development / Code Enforcement Officer / Community Liaison (IDIS 145)	Low/Mod Area Benefit Create suitable living environments Sustainability	\$22,000
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As described above.

<b>Performance Objective</b> (what we project to accomplish)	<b>Performance Outcome</b> (what we project the result will be)	<b>Corresponding Logan Strategic Objectives</b>
Support up to three sustainable projects for established nonprofits, such as facility improvements, one-time seed funds for program development.	<ul style="list-style-type: none"> <li>• Fund something with the ability to be long-lasting and impactful, as related to the provision of human service needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Support Identified Human Service Needs for Low- and Moderate-Income People</li> <li>• Support Continuum of Care Program</li> </ul>
8. Cache Valley Adult Day Center / Basic Equipment (IDIS 146)	Low/Mod Limited Clientele Create suitable living environments Availability / Accessibility	\$5,000
9. Sunshine Terrace Foundation / Bathing Facility Upgrades (IDIS 147)	Low/Mod Limited Clientele Provide decent affordable housing Availability / Accessibility	\$25,000
10. Child and Family Support Center / Facility Cooling System Update (IDIS 148)	Low/Mod Limited Clientele Create suitable living environments Availability / Accessibility	\$10,645

As described above.

<b>Program Administration &amp; Planning and Capacity Building</b>		
Program Administration (IDIS 149)		\$73,866.00
Planning & Capacity Building (IDIS 150)		\$23,932.00

The PY2012 allocation to the Logan was \$488,989, but the activity allocations equal \$541,920.09. The additional funds allocated were recaptured come from the Boys and Girls Club of Cache Valley and were reallocated from the Red Cross (cancelled without drawdown), PY2011 program administration, Parkstrip Reclamation - Phase 3, and other sources; a total of \$52,931.09.

### **Assessment of five-year goals and objectives**

Though faced with a reduced CDBG allocation for PY2012, the City of Logan made significant progress towards achieving its strategic plan by evolving its focus in three ways:

1. Seven strategic objectives were reduced to four. The three objectives were not eliminated or ignored, but were labeled as 'partner objectives', meaning they were subordinate considerations when considering the four primary objectives. For example, when considering the primary objective of "Improve Neighborhoods", the Council was careful to consider the partnering objective to "Support City Infrastructure Improvements", which narrowed the focus.
2. The City Council and CDBG Steering Committee acted on the mantra of "fewer, bigger, better" by allocating funds to only 10 activities. This is an increase of three from PY2011, but still below the 17 activities funded in PY2010, 19 funded in PY2009, and 16 activities funded in PY2008.
3. Activities that might result in ongoing dependence on CDBG funds were again eliminated from funding. In previous years, it was very common to have many calls on funds for the purpose of maintaining the cost of ongoing programs, from applicants both within and outside of the City of Logan.

One activity that could appear as a possible exception to this is the Code Enforcement Officer/Community Liaison / Logan Community Development (IDIS 145). This funding was recommended by the steering committee on the condition that funding would not be repeated, but that future funding of such a position (if it proved worthwhile) should come from the General Fund.

Seventy-nine percent of the funds were allocated to neighborhood housing programs, planning for neighborhoods, and infrastructure. By contrast, in PY2011, this figure was 83% and 47% in PY2010. This speaks to the continued increased focus on neighborhood housing programs and infrastructure aimed to benefit low/moderate income residents, and neighborhood-related planning.

PY2012 was the second year that the City of Logan created prescribed annual performance measures (objectives and outcomes) as a basis for comparison at the end of the program year. The Consolidated Plan created in conjunction with PY2009 did not have clear five-year projections as a basis for measuring progress made towards each strategic objective. The strategic objectives were well-defined, but measurable outcomes that would help the City to know if a given objective was fulfilled were not projected.

Until the City is again required to prepare a Consolidated Plan as part of PY2014, each year the City Council will approve annual performance measures that capture the spirit of the well-defined strategic objectives found in the current Consolidated Plan. The practice of subordinating some objectives as "partner objectives" will continue, as it lends to tightening the focus.

**Affirmatively furthering Fair Housing**

PY2012 Goals

- Promote city recognition of Fair Housing Month in April.
  - The city entered an April fair housing month proclamation
  
- Continue the city’s Good Landlord program, which includes a module on fair housing.
  - Now in its fourth year, there are 1,300 licensed landlords representing approximately 7,000 out of an estimated 9,000 rental properties. Of the 1,300 licensed landlords, 678 (or 52%) have been certified through the “Good Landlord” training. The city offers a financial incentive to landlords to be certified.
  
- Complete the city’s Analysis of Impediments to Fair Housing Choice.
  - This is in process, and has included consultation with multiple agencies, community members, and landlords and property managers. However, progress is not as far along we would like, but in light of staff changes, it has not yet been completed.

**Affordable housing**

*Goals for the number of homeless to be provided affordable housing*

There were no specific goals utilizing CDBG funds during PY2012 for homeless to be provided affordable housing. The city did participate in the homeless count. The Logan CDBG Coordinator continued to engage with other agencies so as to keep abreast of their needs and efforts.

*Goals for the number of non-homeless to be provided affordable housing*

*Goal #1:* The city continued to move the landlord business licensing program forward via:

- the performance of on-site inspections where complaints of life-safety issues were identified,
- the distribution of business licenses to those that made application and the completion of the second renewal cycle,
- the promotion of “Good Landlord” classes allowed owners of rental properties to obtain a sizable fee discount, and
- the uprooting of those that had not yet obtained a business license, whether due to ignorance or avoidance, and brought them into compliance.

*Goal #2:* The city provided housing assistance to 20 households via a variety of targeted programs

Activity	Projected	Allocation	Actual
"Welcome Home - Own in Logan" - Homeownership Assistance Program / NNHC	14	\$100,000	18
Neighborhood/Block Improvement Program / Habitat for Humanity & City of Logan	30	\$15,000	28 (to date)
Housing Rehabilitation Assistance Program / BRAG & City of Logan	15	\$33,000	1 (to date)
	59	\$148,000	47

Some of these activities are still ongoing, and it is anticipated that the final benefit will exceed 59 homes.

**Goal #3:**

The city hired one part-time, temporary code enforcement officer / community liaison to target low/moderate neighborhoods

Several properties throughout Logan's core (primarily low/moderate income) neighborhoods have been brought into compliance with local codes.

*Goals for the special-needs households to be provided affordable housing*

The goals for special-needs households were tied to the goals for the non-homeless. Accessibility upgrades were funded by the CDBG-funded, housing-related programs. Consequently, special-needs households have the capacity to be beneficiaries of CDBG funding for affordable housing.

*Goals for the number of households to be provided affordable housing through:*

*Rental Assistance.* No direct goals for PY2012.

*Production of New Units.* No goals for PY2012.

*Rehabilitation of Existing Units.* 45 houses projected; 29 houses actual. The CDBG-funded housing programs were designed to offset the costs to improve housing. The Housing Rehabilitation Assistance Program covered life-safety issues (1), while the Neighborhood/Block Improvement Program (28) covered exterior improvements.

*Acquisition of Existing Units.* No goals for PY2012.

**Homeless & Special Needs 91.220(i)**

*Eliminating Chronic Homelessness*

The city continued to be involved in multi-agency collaborations to ensure that the city is coordinated with these homelessness initiatives.

*Persons that are Not Homeless*

*Elderly, frail elderly, persons with disabilities*

Funding allocated to two subrecipients facilitated services to low/moderate income seniors and persons with disabilities:

Basic Equipment / Cache Valley Adult Day Center	\$5,000
Materials for Bathing Facility Upgrades / Sunshine Terrace Foundation	\$25,000
	\$30,000

As described above.

*Persons with alcohol or other drug addiction*

No city resources were allocated to address this.

*Persons with HIV/AIDS and their families*

No city resources were allocated to address this.

*Homelessness Prevention*

The city participated in the coordination of homeless issues between partnering agencies, as they determined how to assist households or individuals facing these circumstances.

**Barriers to Affordable Housing 91.220(j)**

In PY2012, the city is proceeding towards the creation of "Neighborhood Revitalization Plans" (via the Community Development department and consultants), which plans will result in strategies for revitalization and stabilization of specific neighborhoods.

The role of the Neighborhood Council was strengthened, better fulfilling their important role of being community advocates and resources for the City Council.

The city provided housing assistance to 19 households via a variety of targeted programs that facilitated affordable homeownership and life-safety repair.