

Rapid City, SD

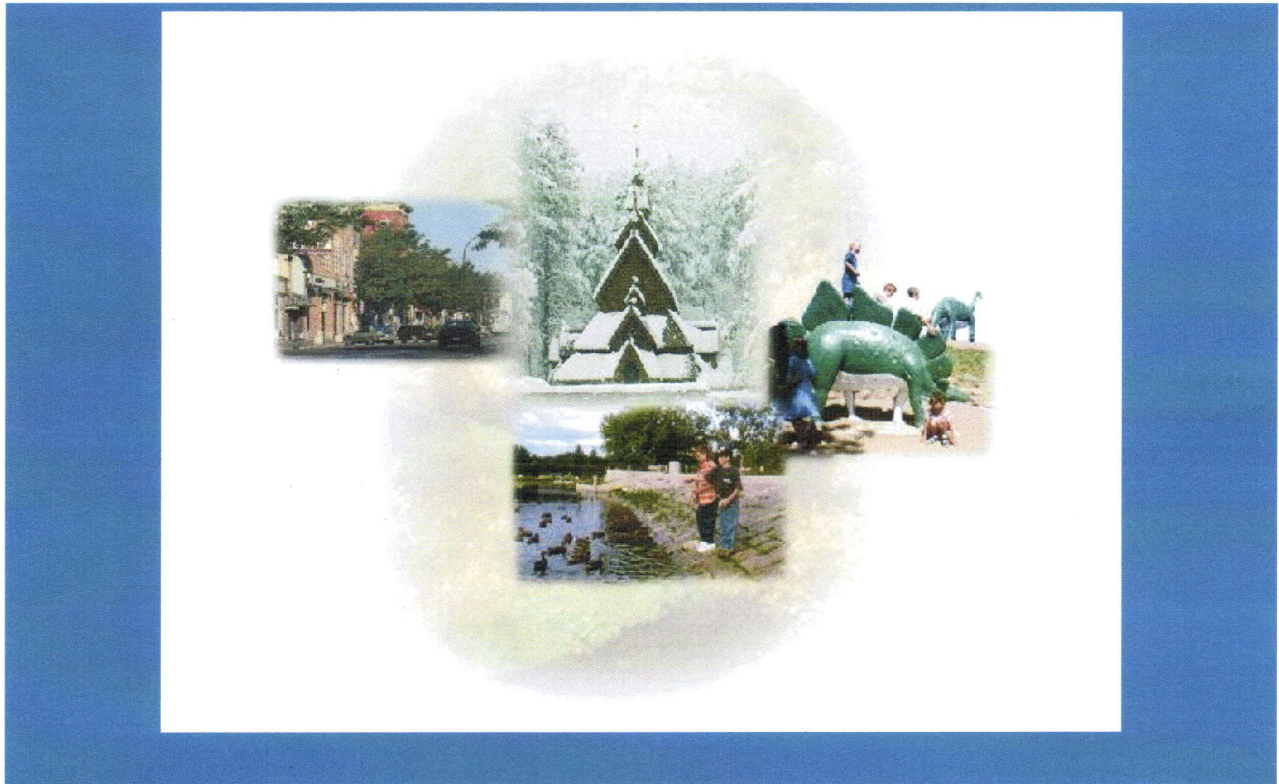
**COMMUNITY DEVELOPMENT
BLOCK GRANT
CONSOLIDATED PLAN
2013-2017
RAPID CITY, SD**



**SUBMITTED TO:
U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT**

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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY

1. Introduction

Rapid City, South Dakota has been an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG) since 1975. The Community Development Block Grant Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. Entitlements are based on a dual formula under Section 106 of the Act using statistical factors. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq.

The Community Development Block Grant program is a flexible program that provides Rapid City with resources to address a wide range of unique community development needs. However, the City must give maximum feasible priority to activities that benefit low- and moderate-income persons. Activities may also be

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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 is 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, 2013 to March 31, 2017. Each year, the City will prepare an Annual Action Plan, that will outline the activities and services that will be supported, in an effort to meet the goals and priorities set out in the Consolidated Plan.

The Consolidated Plan has required Rapid City to state in a single document its plan to pursue goals for all the housing, community development, economic development, and planning programs. It is these goals against which HUD will evaluate the Annual Action Plan and Rapid City's performance under the Consolidated Plan.

The Consolidated Plan serves the following functions for Rapid City: A planning document that enables Rapid City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs; an application for Federal funds under HUD's formula grant programs, in particular the CDBG program; a strategy to be followed in carrying out HUD programs, and an action plan that provides a basis for assessing performance.

Each year the City of Rapid City creates an Annual Action Plan to address the housing, public service, community development, and economic development needs of the City, as outlined in the Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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 in poverty, or suffering from mental illness or substance abuse who need help getting stabilized so they can once again be self-sufficient. Additionally, everyone deserves a safe, warm, affordable place to live, no matter what their circumstances, so funding will be used to provide housing that is safe, decent and affordable to people at all income levels at all housing needs levels.

Cost burden, paying more than 30% of gross income for housing, affects almost 1/3 of our population and is the number one housing issue in our community. Cost burden is greatest for those making less than 30% of the Area Median Income (AMI) and disproportionately so for Native Americans, who make up 24% of those with a cost burden. More renters are affected than homeowners. Eleven percent (11%) of all households pay more than 50% of their income for housing and are constantly at risk of homelessness with any one unexpected problem, like a car repair or illness. Minimum wage is not enough to cover the cost of housing without putting households at risk of hunger, and leaving little or no money for transportation, clothing, medications, or other life necessities. While we have adequate housing stock, it is not affordable for income

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levels at poverty level or minimum wage. A living wage income for a single person would be \$7.96 an hour (rent +utilities = \$498), \$21.06 per hour for a single adult with 2 children (rent +utilities = \$732), and \$17.67 for 2 adults and 2 children (rent +utilities = \$732).

The City will support the pursuit of more loveable wage jobs and activities that provide financial education, asset building programs, and job training, retraining and higher education to provide people with the tools needed to increase their incomes.

We will also support through CDBG funding activities that fill the gaps in "safety net" services to help keep people moving forward and to avoid homelessness or move out of homelessness.

Federal funding is likely to decrease significantly over the next few years, so the City will look for projects that maximize the impact of CDBG by leveraging other funding from private, state or federal sources.

3. Evaluation of past performance

The City made good progress over the past five years in accomplishing the high priority goals set out in the 2005-2012 Consolidated Plan with the use of CDBG and other government and private funding available to the community. All of the projects funded have met a high priority need identified in the Consolidated Plan. Rapid City focused its efforts on homelessness, affordable housing, sustaining existing affordable housing, mental health and substance abuse, removal of accessibility barriers, youth services, domestic violence, legal services for low income people, counseling and other public services.

The Community exceeded goals for developing new low-to moderate income housing for homeownership and rental housing in spite of the economic downturn and difficulties in getting homebuyer qualified once banks raised the borrower's contribution.

- Owner Occupied Rehab: Goal 30 homes - Accomplishment 31
- Home Ownership New Construction: Goal 10 homes - Accomplishment 14
- Home Ownership Down Payment/Closing Costs: Goal 50 homes - Accomplishment 54
- Handicap Accessibility: Goal 40 homes - Accomplishment 44 homes
- Subsidized Rental Units: Goal 20 apartments - Accomplishment 10 new
- All Other Homeless and Social Services funded - 83,692 people benefitted from services provided - Avg. 16,738 per year

4. Summary of citizen participation process and consultation process

The Citizen Participation plan for the Community Development Block Grant program 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 web site and hard copies are displayed in the City administration building, the Community Development Division's office, the Public Library's main office and General Beadle School satellite, and the lobby of the Pennington County Housing and Redevelopment Commission's office building. Display ads and public notices are run in the

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Rapid City Journal and the Native Sun News, both local papers with large distributions locally as well as statewide. A thirty-day comment period and two public meetings were held to collect public input on the Consolidated Plan and FY 2013 Annual Action Plan. Fifteen day public comment periods are held for the Consolidated Annual Evaluation Reports (CAPER). Citizens have the opportunity to offer their comments regarding the CDBG program in writing to the Rapid City Community Development Division, by phone or in person at public hearings or City Council meetings. In addition, public comments were collected throughout the year from agency monthly meetings, task force meetings, and collaborative organization meetings, community surveys and focus groups.

5. Summary of public comments

Public comments received throughout the year and during public listening sessions and meetings mirrored the results of the community needs assessments and homeless surveys. Key issues raised included:

Need for more emergency shelter beds for women and children, and family units so families don't have to be split up.

Safe Haven housing for chronic inebriates.

Affordable housing for single people and couples without children.

Larger apartments for mobility and wheelchairs;

Transportation – difficult to get around;

Very few 1 bedrooms available, have to live in substandard apartment.

Substandard rentals with mold, mildew bed bugs, and roaches – landlords won't do anything;

Access signage not visible to let you know where accessible bathrooms are;

There is fair housing discrimination against people with disabilities in Pennington County Housing;

Doors to buildings are not automatic and too heavy to open;

HUD doesn't support transitional housing in our area.

Permanent housing with disabilities still can't be afforded on a set income – need gap assistance.

Need more housing units for severe and persistent mentally ill with supportive services staff on site.

A few management companies have control of most of the housing and leave no options if they deny you.

Rapid City apartments don't pass Section 8 inspections so have to spend more money for apartment.

Don't have money for rent and deposits to be able to secure an apartment.

Section 8 charges a fee of \$32.50, but I don't have an income so I can't pay the fee.

The waiting list is over 2 years for subsidized housing. I am 83 and can't afford my apartment anymore because I have cancer and can't work part-time; what am I supposed to do? Where can I go?

The City needs a housing coordinator to spearhead housing projects and gain public support.

We need 1 bedroom and efficiency apartments with rents in the \$350-\$500 range.

We need community case managers to coordinate services between the non-profits.

We need jobs that pay more than minimum wage.

We need more affordable childcare for low income people.

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The buses don't run out far enough to go to the new mall areas or businesses and the hours aren't late enough or long enough on the weekends.

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

All comments and views were accepted except for those pertaining to areas outside the corporate limits of Rapid City, where we have no jurisdiction. Comments received that were not accepted pertained to Belle Fourche, Sturgis, Spearfish, Lead, Deadwood and Box Elder, South Dakota.

7. Summary

The Strengthening Families Platform adopted by the City provided the collaborative efforts that allowed for our success in meeting so many of the goals with the funding received.

We will continue to build on the momentum from the previous 5 years success to address the highest priority needs. With funding reductions we will be narrowing our focus to concentrate on the highest needs and support projects that are collaborative, have proven results, are cost effective, and are successful programs with proven results.