

CITY OF PINE BLUFF
ECONOMIC & COMMUNITY DEVELOPMENT

C.A.P.E.R.

CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT

2016

716 S. GEORGIA STREET
PINE BLUFF, AR 71601
870-543-1820

CR-05 - Goals and Outcomes

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

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

In order to promote more livable and sustainable communities, Pine Bluff must coordinate key community development efforts, especially in the areas of housing, infrastructure, workforce, and economic development. As the only metropolitan area in all of South Arkansas, Pine Bluff must function as a key anchor and driving force for growth and prosperity the region. Each citizen, stakeholder and institution serves a role in helping make Pine Bluff a safer, more beautiful, and more vibrant city. As our citizens thrive, our community thrives. We aspire to be a city filled with thriving individuals, thriving families, thriving businesses, thriving neighborhoods and thriving commercial centers. This is the vision—a vision that will manifest as our citizens at all levels are engaged in community development processes and efforts.

Toward this end, the Economic & Community Development Department (ECD) presented its Consolidated Plan with three simply-stated, yet complex goals: (1) create affordable housing opportunities, (2) create economic opportunities, and (3) create suitable living environments. These constitute three critical ingredients for helping all citizens—especially those from low-to-moderate income households—attain a better quality of life for themselves and their families. These goals and their corresponding objectives, programs, and projects are carried out by not only by ECD staff but also by a myriad of partners and participants.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$35,418/ HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	15	22	146.67%	15	16	106.67%
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$0 / HOME: \$56,020	Rental units rehabilitated	Household Housing Unit	1	0	0.00%	4	0	0.00%
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$0 / HOME: \$79,228	Homeowner Housing Added	Household Housing Unit	1	0	0.00%	1	0	0.00%
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$263,961 / HOME: \$39,196	Homeowner Housing Rehabilitated	Household Housing Unit	19	34	178.95%	15	32	213.33%

Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$0 / HOME: \$47,065	Direct Financial Assistance to Homebuyers	Households Assisted	5	1	20.00%	5	12	240.00%
Create affordable housing opportunities	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$0 / HOME: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5	0	0.00%	2	0	0.00%
Create economic opportunities	Non-Housing Community Development	CDBG: \$26,665	Facade treatment/business building rehabilitation	Business	3	0	0.00%	3	0	0.00%
Create economic opportunities	Non-Housing Community Development	CDBG: \$0	Businesses assisted	Businesses Assisted	5	5	100.00%	5	0	0.00%
Create suitable living environments	Non-Housing Community Development	CDBG: \$140,789	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2	0	0.00%	2	1530	76,500.00%

Create suitable living environments	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1	0	0.00%			
Create suitable living environments	Non-Housing Community Development	CDBG: \$0	Buildings Demolished	Buildings	4	9	225.00%	5	0	0.00%
Create suitable living environments	Non-Housing Community Development	CDBG: \$43,504	Other	Other	2	0	0.00%			
Effective administration of programs	Administration	CDBG: \$53,815 / HOME: \$8,218	Other	Other	1	1	100.00%	1	1	100.00%

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

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

The top three priorities identified in the Consolidated Plan are: (1) affordable housing, (2) public facilities improvements, and (3) economic opportunities. Affordable Housing: Each year, a significant portion of CDBG funds are allocated toward affordable housing. These funds are attributed to owner-occupied housing rehabilitation, rental rehabilitation, and homebuyer assistance. In addition, a portion of HOME funding was spent toward the construction of new housing: three units of new housing were completed by the CHDO Jefferson County Community Development Corporation during the program year and one unit was underway through the Habitat for Humanity. These units will be marked as completed in IDIS once these units are occupied.

Owner-occupied housing rehabilitation commands the largest share of affordable housing resources, in that the demand for services is so great. Twenty-four (24) rehabilitations were completed with CDBG funds and eight (8) rehabilitations were completed with HOME funds, some of which were 2015 projects that were closed in HUD's information system (IDIS) during 2016.

Rental rehabilitation funds address both the rental housing condition and housing cost burden issues, in that rents are restricted during the period of affordability. During 2016, the city significantly increased the number of rental rehabilitations completed. A total of eight (8) rental rehabilitation projects were completed during the year, yet not closed in IDIS. These numbers will be counted in next year's total; therefore, they have been omitted from this year's accomplishment's report.

Aside from rehabilitation projects, 12 homebuyer assistance projects were completed during the year and/or closed in IDIS.

Given the prevalence of housing cost burdens, each year ECD prepares to address the effects of such conditions with housing stability case management services. These services draw on any available resources and programs to: (1) address immediate needs, when feasible and (2) analyze and address barriers to housing stability. Along with mainstream and community-based resources, these services are often-times accompanied by assistance from other third-party grant funds that assist with homeless prevention, homeless rehousing, and homeless rehousing with supportive services for persons with disabilities. Grant funding for financial assistance for homeless prevention and rehousing was significantly reduced in 2016, yet ECD continued to provide referral and assessment services to persons needing assistance.

Public Facilities and Improvements: As stated in the Consolidated Plan, public facilities and improvements that support the "Quality of Place" component of the Economic Development Agenda are high priority. These include the development and redevelopment of parks and

recreational facilities, transportation infrastructure as well as basic infrastructure such as drainage facilities. These are the public facilities that contribute toward suitable living environments.

Economic Opportunities: ECD continues to work toward revitalization of the commercial corridors within the Heart of the City—particularly University Drive and downtown Pine Bluff. This outcome combines “place-making” efforts associated with targeted public facilities and improvements with assistance to individual property owners and businesses.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME
White	1	0
Black or African American	39	20
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	40	20
Hispanic	0	0
Not Hispanic	40	20

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

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		1,625,445	563,151
HOME		490,693	229,728

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
HEART OF THE CITY	10	7	Areas outside of NRSAs
HEART OF THE CITY	20	7	Areas outside of NRSAs
Turtle Creek Neighborhood Revitalization Strategy Area	5	6	
Turtle Creek Neighborhood Revitalization Strategy Area	10	6	
UNIVERSITY PARK NEIGHBORHOOD	10	20	
UNIVERSITY PARK NEIGHBORHOOD	20	20	

Table 4 – Identify the geographic distribution and location of investments

Narrative

A total of 33% of all expenditures of CDBG and HOME resources were spent within the combined Heart of the City area. This area includes both the Turtle Creek and University Park Neighborhood Revitalization Strategy Areas as well as other areas of the Heart of the City which are not in an approved NRSA.

Leveraging

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

CDBG funds are leveraged with other funds, when appropriate. Often, the City will secure third-party project construction funding for key projects and utilize CDBG funds to cover project delivery costs, when feasible and appropriate. The City of Pine Bluff has been exempt from HOME Match requirements for the applicable program year.

HOME funds associated with rental rehabilitation and homebuyer assistance are leveraged with private dollars, as well. The City provides a dollar-for-dollar match to private dollars up to \$7,500 per unit for rental rehabilitation projects—affording rental property owners an opportunity to complete rehabilitation projects of up to \$15,000 at half the cost. Any rental rehabilitation costs that exceed \$15,000 per unit are borne by the property owner, contributing toward additional match contributions. With respect to homebuyer assistance funds, the City provides assistance up to \$5,000, which is leveraged with a minimum of \$500 in personal funds by the eligible applicant along with purchase loan funds provided by a local lender.

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

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
92,222	104,956	424	0	203,754

Table 7 – Program Income

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

	Total	Minority Business Enterprises			White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	
Contracts					
Dollar Amount	275,755	0	0	275,755	0
Number	7	0	0	7	0
Sub-Contracts					
Number	0	0	0	0	0
Dollar Amount	275,755	0	0	275,755	0
Total					
		Women Business Enterprises	Male		
Contracts					
Dollar Amount	0	0	0		
Number	7	0	7		
Sub-Contracts					
Number	0	0	0		
Dollar Amount	275,755	0	275,755		

Table 8 – Minority Business and Women Business Enterprises

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

	Total	Minority Property Owners			White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	
Number	1	0	0	1	0
Dollar Amount	45,000	0	0	45,000	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0	0	0	0
Businesses Displaced		0	0	0	0	0
Nonprofit Organizations Displaced		0	0	0	0	0
Households Temporarily Relocated, not Displaced		0	0	0	0	0
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	16
Number of Non-Homeless households to be provided affordable housing units	30	41
Number of Special-Needs households to be provided affordable housing units	2	3
Total	42	60

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	2	0
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	19	32
Number of households supported through Acquisition of Existing Units	5	12
Total	27	44

Table 12 – Number of Households Supported

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

The only goals that were not met (or closed in IDIS) during the year involved rental assistance and the production of new units. As mentioned previously, a total of four new units were either completed or underway during the program year; however, these units will be marked as "completed" once all construction activities have completed and the units are occupied by eligible occupants.

Discuss how these outcomes will impact future annual action plans.

The City will continue to budget funding toward affordable housing projects according to housing needs.

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

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	3
Low-income	5	17
Moderate-income	16	0
Total	21	20

Table 13 – Number of Persons Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Aside from contacting active members of the South Arkansas Continuum of Care organization (SOAR), ECD reaches out to family service providers at local schools, social service agencies, and other entities in order to inform providers of services available for homeless assistance. When these agencies encounter persons in need of assistance, we ask that they inform persons of our services or make referrals themselves.

Furthermore, ECD receives a number of calls from persons in need of assistance. ECD seeks to complete an initial over-the-phone assessment of individual needs in order to properly advise and connect persons to resources that meet needs. A large majority of calls are for assistance with paying utilities, so referrals are made to local resources that can provide assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

There is still a great need for emergency shelter and transitional housing beyond what is currently available in Pine Bluff. The Salvation Army offers emergency shelter assistance for up to three nights, which is available to any person experiencing an incidence of homelessness. Committee Against Spouse Abuse (CASA) continues to address a portion of the emergency shelter and transitional housing needs of homeless persons experiencing domestic violence.

These agencies are members of SOAR and are eligible to apply for HUD's homeless assistance funding. Currently, CASA receives funding directly from HUD via the Continuum of Care Program. These funds require match contributions, which often presents challenges to others wishing to seek such funds to expand local and regional capacity to address shelter and transitional housing needs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The SOAR Continuum of Care is a network of agencies working to coordinate services to ensure that those who are likely to become homeless after being discharged from publicly funded institutions and systems of care. In addition, the key local providers of hospital and mental health services have an established referral network with the ECD.

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

The SOAR Continuum of Care is a network of agencies working to coordinate services to persons in experiencing homelessness. This network includes representatives from public or private agencies that provide housing, health, and social services. SOAR is always eager to expand the network.

Furthermore, the initial over-the-phone assessment tool helps identify special populations of homeless persons (i.e., veterans) that may be referred to agencies that specialize in providing assistance to those populations.

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

Again, ECD seeks to maintain relationships with service providers assisting special populations, such as veterans and unaccompanied youth, in order to connect eligible persons with available resources, including services available through ECD. ECD case managers work with individuals housed through the City's Continuum of Care Permanent Housing program. The case managers also refer clients to other agencies that can help address other needs. They are referred to social services agencies, health care agencies and employment agencies.

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

Actions taken to address the needs of public housing

The Pine Bluff Housing Authority has applied for a Rental Assistance Demonstration authorization which would allow the PHA to redevelop a portfolio of 253 units of public housing and make all units more affordable and extend the useful life of each unit. This process is currently in its final stages of application. The PHA completed pre-development planning for an additional 20 units of housing through the LIHTC program during the program year.

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

With regard to participation in management, each housing development has an active Resident Council. Resident Councils serve as the voice of the residents at each public housing development. With regard to homeownership, homeownership is encouraged. The Pine Bluff Housing Authority operates a Homeownership Program. In addition, housing counseling, credit counseling, and budgeting training in order to help participants interested in purchasing housing units to prepare.

The purpose of the Public Housing FSS (PH FSS) program is to promote the development of local strategies to coordinate the use of assistance under the Public Housing program with public and private resources to enable participating families to increase earned income, reduce or eliminate the need for welfare assistance and make progress toward achieving economic independence and housing self-sufficiency.

Actions taken to provide assistance to troubled PHAs

The Pine Bluff Housing Authority is rated as a "High Performer" by the U.S. Department of Housing and Urban Development. This is the highest honor that can be bestowed on a public housing authority.

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

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

There were no known negative effects of public policies that served as barriers to affordable housing.

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

Affirmatively furthering fair housing: ECD continued to provide fair housing information to local citizens during a local community event.

Availability of affordable rental housing is an underserved need. Therefore, in addition to its own actions, the city provided letters of support for Low Income Housing Tax Credit applications for prospective developers.

ECD continued to mandate the use of lead-safe renovation practices on any housing rehabilitation project in which paint surfaces will be disturbed. In addition, ECD makes every effort to identify, remove and/or provide interim controls for lead paint conditions in any project undertaken that involved the removal of painted surfaces.

ECD sought to serve as a central resource for families and strengthen the network of service providers working to promote thriving individuals and families. Through existing programs for housing stability case management, ECD worked with a network of service providers to help meet the needs of families.

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

The City of Pine Bluff works with other public and non-profit organizations to better utilize existing resources and secure additional federal, state, foundation, and local funding to support Consolidated Plan activities that address these needs.

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

ECD seeks to serve as a central resource for families and help strengthen the network of service providers working to promote thriving individuals and families. Through existing programs for housing stability case management, ECD continued to work with a network of service providers to help meet the needs of families.

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

The key to a strong institutional structure is the ability to share information across a network of service providers of community needs and opportunities. ECD continued to meet with existing networks of service providers during the year to share information and coordinate with mainstream resources. One of these groups was the South Arkansas Continuum of Care, which met monthly to coordinate services to persons experiencing homelessness.

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

In addition to participation in the South Arkansas Continuum of Care (SOAR) network, ECD participates in additional coordinating groups with the Pine Bluff Housing Authority and Southeast Arkansas Behavioral Healthcare System. All of these groups allow for networking and coordination opportunities related to targeted populations or general coordination efforts. ECD will continue to help strengthen the network of service providers working to promote thriving individuals and families in Pine Bluff/Southeast Arkansas.

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

ECD continued to promote awareness of fair housing principles through outreach and education.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

ECD reviews its programs and makes adjustments quarterly to ensure we are tracking progress with our stated goals. The city makes attempts to get activities falling behind schedule back on track.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

CR-45 - CDBG 91.520(c)

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

There were no changes in program objectives during program year 2016. However, an amendment to the 2016 grant is underway (2017) to add and specify the uses of funding received from a repayment of funds to the CDBG program as well as program income associated with the 2016 program year.

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

No

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

CR-50 - HOME 91.520(d)

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

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

There were no HOME rental units scheduled for inspection during 2016, based on the schedule provided in 92.504(d).

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

Outreach to minority businesses consists of direct notification of bid opportunities, in addition to public notices. ECD maintains a list of contractors that have completed our review process. These contractors are specifically notified of opportunities.

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

The City expended \$108,498 during the January – December program year. The funding was distributed as follows: rental rehabilitation projects (51%), new construction (24%), homebuyer assistance (22%), and homeowner rehabilitation (3%).

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

Affirmatively furthering fair housing: ECD continued to provide fair housing information to local citizens.

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