

## 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.

CDBG Neighborhood Revitalization. The CDBG program earmarked \$10,000,000 of its allocation towards Neighborhood Revitalization efforts. For the reporting period we've awarded 10 local units of government for the provision of housing and public facilities activities in the non-entitlement counties in the state. It is expected that greater than 3,000 low and moderate income households will benefit from the rehabilitation efforts being made for housing and public facilities.

In 2018, NCHFA used HOME funds to provide 424 home buyers with direct financial assistance to purchase a home, to develop 443 affordable rental units, and to rehabilitate 163 homes. National HTF funds were used to develop an additional 362 affordable rental units.

### 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
CDBG - Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	6552	3282	50.09%	1310	1111	84.81%

CDBG - Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	10432	52.16%	20000	17174	85.87%
CDBG - Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	5491	54.91%			
ESG - Assist those at risk of homelessness	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	3905	316	8.09%	781	132	16.90%
ESG - Financial Assistance for Shelter Operations	Homeless	ESG: \$	Other	Other	130060	41919	32.23%			
ESG - Financial Assistance to Homeless	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	16230	6490	39.99%	3056	3622	118.52%
HOPWA - Facility Based Operating Cost	Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	75	10	13.33%	3	0	0.00%

HOPWA -Tenant- Based Rental Assistance	Affordable Housing Non- Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1294	939	72.57%	220	206	93.64%
HOPWA Short-Term Rent, Mortgage and Utilities	Affordable Housing Public Housing Non- Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	4100	1270	30.98%	560	341	60.89%
HOPWA- Supportive Services	Non- Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	2000	1051	52.55%			
HOPWA- Supportive Services	Non- Homeless Special Needs	HOPWA: \$	Other	Other	0	0		211	158	74.88%
HOPWA-Permanent Housing Placement	Non- Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	215	57	26.51%	67	34	50.75%
HOPWA-Resource Identification/Housing Information	Non- Homeless Special Needs	HOPWA: \$	Other	Other	195	499	255.90%	195	124	63.59%

NCHFA Homeownership Units	Affordable Housing	HOME: \$5517094	Direct Financial Assistance to Homebuyers	Households Assisted	1212	1172	96.70%	242	424	175.21%
NCHFA Multifamily Units	Affordable Housing	HOME: \$8416578 / Housing Trust Fund: \$3990025	Rental units constructed	Household Housing Unit	1776	1254	70.61%	436	805	184.63%
NCHFA Single Family Rehab Units	Non-Homeless Special Needs	HOME: \$4453739	Homeowner Housing Rehabilitated	Household Housing Unit	416	403	96.88%	84	163	194.05%

**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 2016-2020 Con Plan defines 5 priority needs: 1) Housing for Homeless Families and Individuals, 2) Housing for Homeless Families and Individuals, 3) Housing for households under 30% AMI, 4) Housing for households 31-60% AMI, and 5) Housing for households 61-80% AMI.

CDBG Funds will continue to be used to spur economic development for job creation and retention, infrastructure (water/sewer), and housing activities for the low-moderate income individuals and households in the non-entitlement local units of government and municipalities in our state. The economic development component of the CDBG Program is administered by the Rural Economic Development Division within the North Carolina Department of Commerce. CDBG Infrastructure funds administered by the North Carolina Department of Environmental Quality will continue to be used to help with environmental issues due to aging sewer systems and contaminated drinking water, and improve the quality of life for many citizens across the state because of improved systems. CDBG Funds used for Neighborhood Revitalization are administered by the Rural Economic Development Division within the NC Department of Commerce. The intent of the CDBG NC Neighborhood program is to address the housing, public facility, and community development needs specific and most critical to eligible jurisdictions.

HOME and HTF funding address priorities 3, 4, and 5 through development and rehabilitation of affordable housing for low-income households.

## **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)**

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

### **Narrative**

**CDBG** - The CDBG program's families assisted encompasses primarily numbers from economic development. An increased number of families assisted will result from the implementation of the CDBG Neighborhood Revitalization program designed to address the housing and public facilities rehabilitation and reconstruction needs to for Low-to Moderate-Income households that would otherwise not be able to afford such repairs. In 2018, we funded 10 local units of government a total of \$7.5 million to benefit an estimated 1,120 households for rehabilitation and reconstruction activities on houses and public facilities in need of much work to ensure decent, safe and affordable housing and public service buildings in the community.

The HOPWA Race/Ethnicity Data is captured in the HIV Care Program individual HOPWA CAPER.

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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	47,936,112	56,473,728
HOME	public - federal	20,430,457	25,528,229
HOPWA	public - federal	7,539,273	1,935,649
ESG	public - federal	4,702,308	11,153,926
Housing Trust Fund	public - federal	4,433,361	97,226

Table 3 - Resources Made Available

### Narrative

There was a delay in the receipt of the CDBG 2018 Allocation and as a result, we received the Award Letter and Grant Agreement for our 2018 funds February 4, 2019. This was due largely in part to the Federal Government's partial shutdown which directly impacted HUD.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Statewide	100	100	Statewide

Table 4 – Identify the geographic distribution and location of investments

### Narrative

In 2018, HOME funds supported 1,030 units in 68 counties. The national Housing Trust Fund supported 362 units in 4 counties.

In 2018, CDBG funds supported projects in all but three counties across the state.

## 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.**

HOME and HTF help finance loans for affordable multifamily rental development through NCHFA's Rental Production Program, leveraging Low Income Housing Tax Credits (LIHTC), state-appropriated funds, and other private and local funding. HOME Match requirements were satisfied by 25% of the Mortgage Revenue Bonds, the State Tax Credit projects, and the NC HOME Match annual General Assembly appropriation.

CDBG leveraged \$20,972,008 of other sources with CDBG funds to maximize opportunities to our local units of government with community development activities.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	54,700,001
2. Match contributed during current Federal fiscal year	2,695,015
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	57,395,016
4. Match liability for current Federal fiscal year	3,020,430
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	54,374,586

**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
25% MRB	09/30/2018	0	0	0	0	0	755,108	755,108
State HOME Match	09/30/2018	1,355,738	0	0	0	0	0	1,355,738
State Tax Credit	09/30/2018	0	584,169	0	0	0	0	584,169

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 \$
10,737,464	14,458,618	15,181,141	0	10,014,941

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	158	2	2	9	6	139
Dollar Amount	79,224,957	2,159,440	1,989,035	924,757	1,054,399	73,097,326
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	160	5	155			
Dollar Amount	81,213,992	1,639,669	79,574,323			

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

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

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

**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			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

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

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

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	23,582	3,622
Number of Non-Homeless households to be provided affordable housing units	4,555	1,229
Number of Special-Needs households to be provided affordable housing units	1,553	581
<b>Total</b>	<b>29,690</b>	<b>5,432</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	11,125	581
Number of households supported through The Production of New Units	436	805
Number of households supported through Rehab of Existing Units	84	163
Number of households supported through Acquisition of Existing Units	242	424
<b>Total</b>	<b>11,887</b>	<b>1,973</b>

Table 12 – Number of Households Supported

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

The annual goals for HOME and the national HTF were to produce 436 new multifamily units, rehabilitate 84 existing single-family units, and help home buyers purchase 242 existing single-family units. Actual production exceeded these goals; HOME and the national HTF helped finance 805 new multifamily units, 163 existing home rehabilitations, and 424 home purchases by new home buyers in 2018.

The CDBG Neighborhood Revitalization program funds are design to support affordable housing throught the rehabilitation of sub-standard homes to bring them to code, to make them safe, decent, energy-efficient and affordable. Awards to 32 local units og government were made in 2018 to realize this goal. The accomplishments of these awards will be documented in the 2019 AAP and 2019 CAPER as these projects are in the early phases of development.

HOPWA provides permanent housing assistance to Persons Living with HIV/AIDS (PLWHAs) via Tenant Based Rental Assistance (TBRA), Short Term Rent, Mortgage and Utility assistance (STRMU) and Permanent Housing Placement (PHP) to ensure housing security to People Living with HIV/AIDS. In 2018, 206 PLWHAs received TBRA assistance, 341 PLWHAs received STRMU and 34 PLWHAs received PHP. For TBRA 76% of the goal was met, for STRMU 57% of the goal for the year 2018 was met, and for PHP 68% of the goal for the year 2018 was met. The goals proposed for each will be reviewed in the near future to determine the barriers and gaps to meeting them at or close to 100%. This will enable the program to allocate resources to meet the most prudent needs of the HIV/AIDS community.

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

Based on the success of using HOME funds in NCHFA's multifamily rental production, homebuyer assistance, and single-family home rehabilitation programs, NCHFA will continue to use HOME for these purposes. Likewise, NCHFA will continue to use HTF for multifamily rental production.

The CDBG-Neighborhood Revitalization Program funds will have a significant impact on the LMI population we serve via housing activities (ie. rehabilitation, reconstruction) and for public facilities that provide services to the LMI populaiton area-wide (ie. neighborhood park improvements, public facility improvements, etc.)

The total HOPWA allocation for Program Year 2018 was \$2,836,965. Of this total, \$2,751,857 was allocated to HOPWA Project Sponsors providing services during the reporting period of calendar year 2018. These HOPWA funds were distributed as follows:

Tenant-Based Rental Assistance (TBRA)/ \$1,358,813. Our HOPWA Project Sponsors proposed to serve 220 households and actually served 206 households. The number served was slightly lower than proposed because one Project Sponsor was successful in transitioning some households into the Section 8 program.

Short-Term Rent, Mortgage and Utility Assistance (STRMU)/ \$261,884. Our HOPWA Project Sponsors proposed to serve 560 households and actually served 341 households. Primarily, the number served was lower than proposed because Project Sponsors were successful in leveraging other resources to meet the short-term needs of eligible households. However, the late receipt of our HOPWA Grant Agreement from HUD also contributed to the reduction in STRMU services. Because we did not receive the Grant Agreement until late November 2018, contracts which should have been executed on October

1, 2018 could not be executed until December 2018. HOPWA Sponsors were unable to provide STRMU services until the contracts were executed which resulted in fewer households being served.

Permanent Housing Placement (PHP)/ \$19,619. Our HOPWA Project Sponsors proposed to serve 67 households and actually served 34 households. We continue to provide education about allowable uses of permanent housing placement funds to ensure funds are utilized to assist eligible households. We anticipate an increased use of PHP funds moving forward.

Supportive Services (SS)/\$152,068. Our HOPWA Project Sponsors proposed to serve 211 eligible households through SS, and they served 158 eligible households. We attribute this decrease to more of our qualifying eligible clients receiving SS through Ryan White Part B Non-medical Case Management and Medicaid HIV Case Management.

Resource Identification (RI)/\$30,482. Our HOPWA Project Sponsors utilized Resource Identification to establish, coordinate and develop housing resources.

Housing Information (HI)/\$10,739. Our HOPWA Project Sponsors utilized Housing Information to provide fair housing counseling for eligible clients and assist clients in locating housing.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	531	469
Low-income	4,099	891
Moderate-income	1,392	32
<b>Total</b>	<b>6,022</b>	<b>1,392</b>

**Table 13 – Number of Households Served**

## **Narrative Information**

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

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

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

**ESG:** For program year **2018** there were **295** homeless persons served with *ESG Street Outreach*. Outreach to homeless person (primarily unsheltered persons) and assessment of their needs included the connection to emergency shelter, housing, or critical services; and provide urgent nonfacility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

Outreach activities include:

- Engagement
- Case Management
- Emergency Health Services
- Emergency Mental Health services
- Transportation Costs

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

**ESG:** For program year **2018** there were **15,907** homeless persons served with *ESG Emergency Shelter*. ESG Emergency Shelter Essential Services helps to fund the costs of emergency essential services to sheltered homeless persons. Activities associated with providing services to individuals and families, included:

- Case management
- Childcare, education, employment, and life skills services
- Legal services
- Mental health,
- Substance abuse services

- Transportation
- Services for special populations

Emergency Shelter operations funds assist with the operation and maintenance of emergency shelters. These funds also provide other emergency shelter lodging when appropriate. Eligible Costs included:

- Minor or routine maintenance
- Rent
- Security
- Fuel
- Insurance
- Utilities
- Food for shelter residents
- Furnishings and equipment
- Equipment
- Hotel or motel vouchers when no appropriate emergency shelter is available

**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**

**ESG:** *ESG Homelessness Prevention* Prevents households from becoming literally homeless. Participants must have an annual income below 30 % of area median income, as determined by HUD, at initial evaluation. Households may only be assisted under this component as long as the the assistance is necessary to regain stability in permanent housing. ESG funds are used to provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a maintain stability in housing. In **2018, 132**persons were prevented from becoming homeless through



the ESG Homeless Prevention program.

- Mediation
- Legal services
- Credit repair

Financial Assistance activities to prevent homelessness include:

- Rent application fees
- Security and utility deposits
- Last month's rent
- Utility payments
- Moving costs
- Short-term and Medium Term rental assistance

The North Carolina HIV Care Program (HCP) funds 10 geographically defined Networks of Prevention and Care (Networks) across the State as part of an HIV Patient Management Prevention and Care Model. Within these Networks, the HCP funds 10 HOPWA Sub-recipients. Each Network provides: core medical and support services including outpatient/ambulatory health services, health insurance premium and cost sharing assistance for low income individuals, medical case management services, mental health services, oral health care, substance abuse care, and transportation services; prevention services including testing and counseling services; HOPWA services including Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage and Utility Assistance (STRMU), Permanent Housing Placement (PHP), Resource Identification (RI) activities and Supportive Services (SS) for individuals living with HIV/AIDS. Each Network is required to ensure the provision of the following HOPWA services: Tenant-Based Rental Assistance, Short-Term Rent, Mortgage and Utility Assistance and Permanent Housing Placement (PHP). All funded and non-funded agencies that make up each Network participate in a minimum of quarterly Regional Network Meetings to address the needs of persons living with HIV/AIDS in their respective Networks. The Communicable Disease Branch has integrated the Ryan White Part B, HOPWA and Prevention programs. Through this integration, the HCP facilitates joint Ryan White, HOPWA and Prevention Provider meetings and HIV Prevention and Care Advisory Committee (HPCAC) meetings. At these meetings, HCP staff provides information about eligible HOPWA program activities, Ryan White Part B core medical and support services and HIV Prevention activities such as testing, counseling and referral services. In addition, these meetings provide sub-recipients, community

members and individuals living with or affected by HIV the opportunity to provide feedback about the HIV service delivery system in North Carolina.

**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**

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

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

CDBG funds are allocated to local units of government to address the public housing needs in their jurisdictions. The 2018 CDBG Neighborhood Revitalization Program Grant funds awarded to the Wilson County in partnership with the City of Wilson will be used to address the public housing rehabilitation needs as a result of Hurricane Matthew's flood damage to the units.

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

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

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

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

The Analysis of Impediments to Fair Housing Choice in the State's 2016-2020 Con Plan summarizes barriers to affordable housing in North Carolina. The Consolidated Plan partners address those impediments through both individual and collaborative inter-agency efforts, such as providing fair housing training, guidance, and resources to partners across the state. These efforts are outlined in our response to 91.520(a).

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

NCHFA continues to serve underserved households by providing financing for the ongoing development of affordable housing as well as financing the rehabilitation of homes for people and families who are low- income, elderly, and disabled.

CDBG continues to ensure the provision of services to underserved households by providing economic opportunity through job creation and the installation of systems that provide clean water and environmentally sound sewer systems. CDBG implemented the Neighborhood Revitalization program by committing approximately \$10 million dollars annually towards neighborhood revitalization activities that include housing and public facility rehabilitation and reconstruction activities to increase safe, decent and affordable housing for low-to-moderate income (LMI) households and opportunities for increased public services to LMI families through the rehabilitation of public facilities, neighborhood parks and recreation. In 2018, a total of 10 local units of government received a total of \$7.5 million to benefit an estimated 1,120 households for rehabilitation and reconstruction activities on houses and public facilities in need of much work to ensure decent, safe and affordable housing and public service buildings in the community.

HOPWA continues to serve underserved households by providing permanent housing options, supportive services and leveraging with Ryan White Part B for HIV care and support and CDC HIV/STD Prevention funded services.

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

The NCHFA Single-Family Rehab Loan Pool program provides forgivable loans to rehabilitate moderately

deteriorated owner-occupied homes, primarily targeting homeowners below 80% of area median income with elderly and/or disabled and/or veteran household members, as well as households with a child under the age of 6 who at a minimum is frequently present in the home that contains lead-based paint hazards.

CDBG ensures that prerequisite to funding any local units of government that the Federal, State and Rural Economic Development Division Rules (CDBG) for Lead Based Paint Rules and Regulation are adhered to.

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

By addressing the housing needs of North Carolinians who are low-income, NCHFA is working to help reduce the number of poverty-level families. Numerous studies show that housing plays a critical role in providing stability to poor families.

CDBG dollars are used to provide economic opportunity with the creation and retention of jobs for LMI families.

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

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

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

The Analysis of Impediments to Fair Housing Choice in the State's 2016-2020 Con Plan summarizes barriers to affordable housing in North Carolina. The Con Plan partners address those impediments through both individual and collaborative inter-agency efforts, such as providing fair housing training, guidance, and resources to partners across the state. In 2018, NCHFA sponsored a number of fair housing trainings across the state in partnership with the NC Fair Housing Project. The half-day trainings were offered to service providers and property owners and/or managers. Each day included a session tailored for service providers in the morning and a session tailored for property owners and/or managers in the afternoon. NCHFA is continuing to partner with the NC Fair Housing Project in 2019. In addition to these publicly offered fair housing training sessions, HOME-funded partners for the SFRLP, CPLP, and SHLP programs (single-family rehab and home buyer assistance programs) were required to attend fair housing and LEP trainings in the spring/summer of 2018. NCHFA also provides fair housing

information to property owners and/or managers through resources posted on NCHFA's website and circulated to NCHFA partners across the state, such as the "Reasonable Accommodation Quick Guide for Property Owners and Managers" (which was recently updated for 2018) and the "Fair Housing and Tenant Selection" memo from June 2016. NCHFA reviews properties' tenant selection plans to ensure conformity to the memo and fair housing laws and regulations. HOME-funded partners who assist homeowners and homebuyers must create and implement a Marketing/Outreach Plan. The Marketing/Outreach Plan helps the partners effectively market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for assistance. The Marketing/Outreach Plan includes strategies designed to attract homeowners and homebuyers regardless of race, color, religion, sex, familial status, or disability, and describes initial advertising, outreach, and other marketing activities to inform potential homeowners and homebuyers of available assistance. HOME-funded rental developments must create and implement an AFHMP. The AFHMP helps owners/agents effectively market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy. The AFHMP assists marketing strategies designed to attract renters regardless of race, color, religion, sex, familial status, or disability, and describes initial advertising, outreach (community contacts) and other marketing activities which inform potential renters of the existence of units. CDBG continues to ensure the provision of services to underserved households by providing economic opportunity through job creation and the installation of systems that provide clean water and environmentally sound sewer systems. HOPWA continues to serve underserved households by providing permanent housing options, supportive services and leveraging with Ryan White Part B for HIV care and support and CDC HIV/STD Prevention funded services.

## CR-40 - Monitoring 91.220 and 91.230

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

Each of the Consolidated Plan Partners has plans for monitoring and ensuring compliance in their own programs. These plans may include elements such as site-visits, file reviews, interviews with residents, and reviews for compliance with federal and state regulations (such as Davis-Bacon, Section 3, Fair Housing, Language Access, Civil Rights, minority business enterprises, and Equal Opportunity and Procurement requirements). The monitoring plans vary by program and funding source. Consolidated Plan partners are subject to both federal regulations and established regulations as set forth in the state of North Carolina Administrative code. Although all many HUD programs are subject to various federal regulations and separate state regulations, there are some common monitoring requirements with the monitoring of the HUD programs. All partners as required certify to the United States Department of Housing and Urban Development that each program will comply with all applicable laws and regulations. All consolidated plan partners are prohibited by state administrative code from entering into a new grant agreement with any agency, local government, and or organization that has been identified by the State Office of Budget and Management on the State Do Not Fund List. Coordination among agencies, nonprofits, and the private sector is imperative for the state to accurately access their affordable housing and community development needs and market conditions. The **NC ESG** office monitors a minimum of 20% of the total ESG Subrecipients every year on site. New subrecipients will be monitored within the first year of their grant agreement. On-site monitoring visits verify program compliance, review financial records, and review administrative structures and practices. Results of on-site monitoring visits are shared with subrecipient organizations that have been monitored. Back-up documentation that is submitted with monthly reimbursement requests is also reviewed on a regular basis throughout the program year. Subrecipients are expected to make available all participant level, financial and program records for periodic review on a schedule to be established by Significant deficiencies in file content or quality will result in required Plans of Corrective Action, with possible loss of allocated funds upon discovery of continuing deficiencies. Program compliance and Homeless Management Information Systems (HMIS) usage and data integrity are also subject to regular and random monitoring by NC ESG staff. Monitoring of subrecipients may be conducted by the NC ESG, local HUD Office of Community Planning and Development, HUD's Office of Special Needs Assistance Programs, HUD's Office of Inspector General, HUD's Office of Fair Housing and Equal Opportunity, or another federal agency to determine whether the subrecipient complied with the requirements of this program. To track a Subrecipient's program compliance, ensure accurate spending of ESG, prevent fraud and abuse, and identify technical assistance needs, NC ESG staff monitor Subrecipients' by conducting on-site compliance reviews and desk audits. **ESG Desk Monitoring:** ESG program staff review source documentation for at least one requisition (reimbursement) request per Subrecipient/quarter. For the

quarterly review, staff review all supporting documentation for accuracy and eligibility. Each Subrecipient will have at least 4 requisition requests per year reviewed. HOPWA Program Monitors conduct at least two site visits to the Contractor during the contract year between October 1 and September 30.

**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.**

All public meetings, workshops, and hearings are held in facilities that are accessible to people with disabilities. Upon reasonable request, State will provide translators at public hearings and meetings. Furthermore, meeting notices will be sent to organizations representing non-English speaking residents of the State. Citizens, public agencies, and other interested parties will have reasonable and timely access to information and records relating to the consolidated plan. These records include the State's use of assistance under the programs covered during the preceding five years. All records that are public under G.S. 132 will be made accessible to interested individuals and groups during normal working hours.



**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.**

The State has increased its commitment to housing and public facility activities via earmarking a portion of its allocation towards housing and public facility rehabilitation, reconstruction, including the infrastructure needs connected to housing and public facilities. Over 3,000 low- to moderate-income individuals will benefit from these efforts. We awarded 10 local units of government and will be awarding an additional 22 local units of government to neighborhood revitalization. An estimated 30,000 low- to moderate-income individuals will benefit from these efforts for housing and public facilities providing public services to meet their needs.

**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.

During the 2018 monitoring cycle, the Agency's HOME rental portfolio consisted of 252 completed properties in the HOME affordability period. Of the 252 properties, all received an asset management and tenant file review in 2018, but a physical inspection was only conducted on 246 properties. Six properties located in presidentially declared disaster areas did not receive a physical inspection due to Hurricane Florence: Elm Green Apartments, Troon Apartments, Kings Mill, Phoenix Park II, Wellington Grove and Eastport at the Park. All properties were found to be in compliance as of the end of 2018, with the following exceptions:

Location	Total Units	Issues	Action Plan/Status
Roxboro	48	Inadequate tenant file documentation, including missing asset verifications and improper income calculations.	Property under new ownership and management. Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to come to training. Action plan accepted.
Sparta	30	Grill not on accessible route.	Correction delayed until 3/31/2019. Awaiting correction documentation from owner. Action plan accepted.
Wilkesboro	41	Defective construction related to new deck additions. The General Contractor for the work has taken responsibility for the issue and will make appropriate repairs.	Wall repairs (interior and exterior) and the proper rebuilding of the balconies is underway. Correction will be completed by 3/31/2019. Awaiting correction documentation from owner. Action plan accepted.
Greensboro	37	One building was completely destroyed by fire, and the remainder of the units were declared unsafe by the City until rehab can be completed.	A new owner has been identified and a sale will take place once funding for rehab is secured. Action plan accepted.
New Bern	32	Per physical inspection on 11/16/2018, four units were damaged by fire.	Repairs scheduled to be completed by 3/31/2019. Awaiting correction documentation from owner. Action plan accepted.
Raleigh	104	Inadequate tenant file documentation, including signatures not dated and income/assets not adequately verified on one file.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to come to training. Action plan accepted.
Garner	45	Sidewalks: Multiple trip hazards due to sidewalk being raised in front of Bldg C.	Sidewalks may be owned by City. Management to confirm if City is responsible for sidewalk repair. If so, management must report the issues appropriately. If not, management must make the appropriate repairs. Action plan accepted.
Winston-Salem	149	Unapproved Tenant Selection Plan required by new state guidance to comply with new Fair Housing guidance on criminal screening policies.	Working with management to resolve the issue to the PJ's satisfaction. Criminal screening that does not meet PJ requirements will not be accepted.
Clinton	8	Property sustained substantial damage during Hurricane Florence.	Insurance proceeds have been received. Roof has been repaired. Work to inside of building will begin in March 2019. Action plan accepted.
Tarboro	50	2017 Tenant File issues: Assets not third party verified. Student status not verified.	Proper documentation obtained for 2018 File Review. Working with management to resolve the old issues. Units rented to eligible households, but documentation is imperfect. Action plan accepted.
Hickory	64	Split rail fence around perimeter of property in disrepair. Management requested permission to remove the fence; however, PJ is requiring the fence to be replaced due to steep drop off behind the property.	Bids submitted for consideration for reserve withdrawal are not acceptable. PJ has requested new bids. Fence will only be required where needed due to steep drop off behind the property. Action plan accepted.

### HOME Compliance Issues

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

**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**

NCHFA disbursed \$5,711,166 in program income in 2018. Program income is used in our loan pools—the Single-Family Rehab Loan Pool (SFRLP), the Self-Help Loan Pool (SHLP), and the Community Partners Loan Pool (CPLP)—and the Rental Production Program (RPP). SFRLP provides forgivable loans to rehabilitate moderately deteriorated owner-occupied homes, primarily targeting homeowners below 80% of area median income with elderly and/or or disabled and/or veteran household members, as well as households with a child under the age of 6 who at a minimum is frequently present in the home that contains lead based paint hazards. SHLP provides amortizing first participating mortgages to compliment Habitat for Humanity funds and to leverage more productivity for homebuyers who are typically 30% - 60% of area median income. CPLP offers deferred, second mortgages that are generally comined with the NC Home Avantage Mortgage, targeting homebuyers whose incomes are less than 80% of area median income.

**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)**

NCHFA's Rental Production Program and Workforce Housing Loan programs leverage private, state, federal (including HOME, national HTF, and LIHTC), and local funding to finance development of affordable housing across the state. In 2018, these programs funded projects that will create over 3,300 affordable units across North Carolina.

NCHFA's Supportive Housing Development Program (SHDP) and Integrated Supportive Housing Program (ISHP) fund development of supportive housing options for low-income North Carolinians with disabilities. SHDP and ISHP funds awarded in 2018 will fund over 700 units and over 170 shelter beds.

NCHFA also has two state-funded homeowner rehabilitation programs: the Displacement Prevention Program (DPP) and the Urgent Repair Program (URP). DPP works with the state's Independent Living Rehabilitation Program to provide accessibility modifications that enable low-income homeowners with severe mobility impairments to remain in their home. URP provides loans to homeowners through nonprofit organizations, units of local government, and regional councils to correct housing conditions that pose an imminent threat to life, safety, or displacement of low-income households. In 2018, DPP and URP rehabilitated 850 homes across the state.



## CR-55 - HOPWA 91.520(e)

### Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	600	341
Tenant-based rental assistance	240	206
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	953	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

### Narrative

The use of permanent housing facilities decreased significantly due to the advances in HIV care treatment. People Living With HIV/AIDS that are in care have achieved viral suppression and as a result do not need 24 hour care facilities.

## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

**Recipient Name** North Carolina  
**Organizational DUNS Number** 830175241  
**EIN/TIN Number** 561611847  
**Identify the Field Office** GREENSBORO

CAPER

29

**Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance**

**ESG Contact Name**

<b>Prefix</b>	Ms
<b>First Name</b>	Suzanne
<b>Middle Name</b>	0
<b>Last Name</b>	Merrill
<b>Suffix</b>	0
<b>Title</b>	Director

**ESG Contact Address**

<b>Street Address 1</b>	2101 Mail Service Center
<b>Street Address 2</b>	918 Tate Drive
<b>City</b>	Raleigh
<b>State</b>	NC
<b>ZIP Code</b>	-
<b>Phone Number</b>	9198553400
<b>Extension</b>	0
<b>Fax Number</b>	0
<b>Email Address</b>	suzanne.merrill@dhhs.nc.gov

**ESG Secondary Contact**

<b>Prefix</b>	Mr
<b>First Name</b>	Joseph
<b>Last Name</b>	Breen
<b>Suffix</b>	0
<b>Title</b>	Section Chief
<b>Phone Number</b>	9198553435
<b>Extension</b>	0
<b>Email Address</b>	joseph.breen@ddhs.nc.gov

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	01/01/2018
<b>Program Year End Date</b>	12/31/2018

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**

**City**

**State**

**Zip Code**

**DUNS Number**

**Is subrecipient a victim services provider**

**Subrecipient Organization Type**

**ESG Subgrant or Contract Award Amount**

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	64
Children	68
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>132</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	1,979
Children	1,625
Don't Know/Refused/Other	18
Missing Information	0
<b>Total</b>	<b>3,622</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	12,466
Children	3,379
Don't Know/Refused/Other	62
Missing Information	0
<b>Total</b>	<b>15,907</b>

Table 18 – Shelter Information





#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	250
Children	35
Don't Know/Refused/Other	10
Missing Information	0
<b>Total</b>	<b>295</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	14,759
Children	5,107
Don't Know/Refused/Other	90
Missing Information	3
<b>Total</b>	<b>19,959</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	9,837
Female	10,041
Transgender	19
Don't Know/Refused/Other	3
Missing Information	59
<b>Total</b>	<b>19,959</b>

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	5,107
18-24	1,612
25 and over	13,149
Don't Know/Refused/Other	10
Missing Information	81
<b>Total</b>	<b>19,959</b>

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	1,027	1	81	931
Victims of Domestic Violence	4,261	17	546	3,633
Elderly	848	3	80	747
HIV/AIDS	151	0	14	137
Chronically Homeless	1,648	0	228	1,308
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	3,466	11	374	2,989
Chronic Substance Abuse	872	2	96	1,044
Other Disability	5,258	26	416	2,728
Total (Unduplicated if possible)	9,321	38	1,772	6,761

Table 23 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	5,965
Total Number of bed-nights provided	3,811
Capacity Utilization	63.89%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The North Carolina Emergency Solutions Grant Office (ESG) is dedicated to the goal of ending homelessness across North Carolina. To better understand the progress towards this goal, high quality data is needed from ESG funded projects. The Quarterly Performance Report (QPR) tool was created to provide agencies and the NC ESG office with data about performance and progress at the project level.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	70,821	124,864	69,111
Expenditures for Housing Relocation & Stabilization Services - Services	19,327	12,339	13,796
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>90,148</b>	<b>137,203</b>	<b>82,907</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	1,416,172	1,861,225	1,840,528
Expenditures for Housing Relocation & Stabilization Services - Services	451,154	582,523	588,700
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>1,867,326</b>	<b>2,443,748</b>	<b>2,429,228</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	22,273	34,459	130,987
Operations	1,058,610	2,006,993	1,996,504
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>1,080,883</b>	<b>2,041,452</b>	<b>2,127,491</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	36,102	77,454
HMIS	258,454	165,757	533,136
Administration	315,691	326,747	326,747

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2016	2017	2018
	3,612,502	5,151,009	5,576,963

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2016	2017	2018
Other Non-ESG HUD Funds	3,612,502	5,181,009	5,576,963
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	0	0	0

Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>3,612,502</b>	<b>5,181,009</b>	<b>5,576,963</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
	7,225,004	10,332,018	11,153,926

**Table 31 - Total Amount of Funds Expended on ESG Activities**