

## 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 2019, the NC CDBG program earmarked \$10,000,000 of its allocation towards Neighborhood Revitalization efforts. For the reporting period, NC Commerce awarded xx 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 2019, NCHFA used HOME funds to provide 426 home buyers with direct financial assistance to purchase a home, to develop 283 affordable rental units, and to rehabilitate 237 homes. National HTF funds were used to develop an additional 576 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	4267	65.13%	1310	985	75.19%

CDBG - Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		20000	1335	6.68%
CDBG - Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	5491	54.91%			
CDBG - Infrastructure	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	44		3300	22	0.67%
ESG - Assist those at risk of homelessness	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	3905	0	0.00%	211	132	62.56%
ESG - Financial Assistance for Shelter Operations	Homeless	ESG: \$	Other	Other	130060	0	0.00%			
ESG - Financial Assistance to Homeless	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	16230	0	0.00%	5924	3130	52.84%
HOPWA - Facility Based Operating Cost	Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	75	0	0.00%			

HOPWA -Tenant- Based Rental Assistance	Affordable Housing Non- Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1294	0	0.00%	254	227	89.37%
HOPWA Short-Term Rent, Mortgage and Utilities	Affordable Housing Public Housing Non- Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	4100	0	0.00%	431	298	69.14%
HOPWA- Supportive Services	Non- Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	2000	0	0.00%			
HOPWA- Supportive Services	Non- Homeless Special Needs	HOPWA: \$	Other	Other	0	0		531	254	47.83%
HOPWA-Permanent Housing Placement	Non- Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	215	0	0.00%	52	48	92.31%
HOPWA-Resource Identification/Housing Information	Non- Homeless Special Needs	HOPWA: \$	Other	Other	195	0	0.00%	83	65	78.31%

NCHFA Homeownership Units	Affordable Housing	HOME: \$12760588	Direct Financial Assistance to Homebuyers	Households Assisted	1212	1598	131.85%	403	426	105.71%
NCHFA Multifamily Units	Affordable Housing	HOME: \$5323599 / HTF: \$5286772	Rental units constructed	Household Housing Unit	1776	1540	86.71%	861	859	99.77%
NCHFA Single Family Rehab Units	Non-Homeless Special Needs	HOME: \$5603788	Homeowner Housing Rehabilitated	Household Housing Unit	416	640	153.85%	120	237	197.50%

**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.**

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)

	CDBG	HOME	HOPWA	ESG	HTF
White	755	351	132	5,529	0
Black or African American	369	864	403	10,069	0
Asian	6	50	0	20	0
American Indian or American Native	49	13	5	290	0
Native Hawaiian or Other Pacific Islander	0	0	0	73	0
<b>Total</b>	<b>1,179</b>	<b>1,278</b>	<b>540</b>	<b>15,981</b>	<b>0</b>
Hispanic	116	76	23	704	0
Not Hispanic	1,063	1,202	517	15,277	0

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

### Narrative

HOME and HTF funds were awarded in August 2019 to 8 multi-family housing projects which will provide a total of 576 units. Currently all projects are in the process of acquiring property, completing environmental reviews and securing construction loans. For CDBG, the total assisted persons is 1,288. Of this number, 109 were other/multiracial.

ESG families and individuals assisted all are either Homeless or at Imminent Risk of becoming homeless as defined in categories 1- 4 of HUD 24 CFR 576.2. Total populations served of 15,981 does not match the actual total number served of 16,723, as all clients receiving services has the right to refuse to answer any or all intake (demographic) questions. Specifically, 563 identified as multiracial, 84 were unknown, and 55 represent uncollected data.

The total number of HOPWA beneficiaries for 2019 was 541. In addition to the race and ethnicity totals above, one beneficiary identified as multiracial.

## 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	91,229,379	34,239,639
HOME	public - federal	24,774,662	29,988,546
HOPWA	public - federal	5,709,378	1,956,702
ESG	public - federal	10,147,429	4,332,910
HTF	public - federal	5,259,160	1,871,856

Table 3 - Resources Made Available

### Narrative

**ESG:** All funds made available will be expended within 24 months of program year start date via additional funding award allocations to eligible subrecipients.

### 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

**HOME:** In 2019, HOME funds supported 946 units in 72 counties. The national Housing Trust Fund supported 576 units in 7 counties.

**CDBG:** The NC CDBG Small Cities program serves 96 of the 100 North Carolina counties.

**ESG:** Based on North Carolinas annual Point-in-Time Count on an average night, roughly 9,000 people in North Carolina are experiencing homelessness. This includes more than 500 families with children. The 68 ESG funded programs provide critical services to families and individuals experiencing homelessness or at risk of becoming homeless, covering all 100 North Carolina counties.

**HOPWA:** The State of NC (Grantee) HOPWA program serves 82 of the 100 counties in North Carolina. The remaining 18 counties are covered by the 5 NC HOPWA MSAs (Virginia Beach, VA, Wake County, Durham-Chapel Hill, City of Greensboro and the Charlotte-Mecklenburg MSA.)

## 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, and the NC HOME Match annual General Assembly appropriation. HOME Match was used to finance four rental projects.

CDBG: The total leverage in 2019 for CDBG is

ESG: The total leverage in 2019 for HOPWA is \$363,657.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	54,374,586
2. Match contributed during current Federal fiscal year	2,403,430
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	56,778,016
4. Match liability for current Federal fiscal year	3,415,783
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	53,362,233

**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	09/30/2019	0	0	0	0	0	853,946	853,946
State HOME Match	09/30/2019	1,549,484	0	0	0	0	0	1,549,484

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 \$
10,014,941	13,825,220	13,913,410	0	9,926,751

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	29,502,993	0	0	0	0	29,502,993
Number	1	0	0	0	0	1
<b>Sub-Contracts</b>						
Number	138	1	1	3	31	102
Dollar Amount	25,335,315	549,994	168,700	209,000	6,429,988	17,977,633
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	29,502,993	29,502,993	0			
Number	1	1	0			
<b>Sub-Contracts</b>						
Number	138	2	136			
Dollar Amount	25,335,315	44,550	25,290,765			

**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	0
Number of Non-Homeless households to be provided affordable housing units	4,497	0
Number of Special-Needs households to be provided affordable housing units	1,553	0
<b>Total</b>	<b>29,632</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	11,125	0
Number of households supported through The Production of New Units	834	859
Number of households supported through Rehab of Existing Units	3,113	237
Number of households supported through Acquisition of Existing Units	379	426
<b>Total</b>	<b>15,451</b>	<b>1,522</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 861 new multifamily units, rehabilitate 120 existing single-family units, and help home buyers purchase 403 existing single-family units. Actual production closely matched or exceeded these goals; HOME and the national HTF helped finance 859 new multifamily units, 237 existing home rehabilitations, and 426 home purchases by new home buyers in 2019.

**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.

**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>	<b>HTF Actual</b>
Extremely Low-income	431	399	576
Low-income	1,267	487	
Moderate-income	1,349	60	
<b>Total</b>	<b>3,047</b>	<b>946</b>	

**Table 13 – Number of Households Served**

**Narrative Information**

HTF funds were awarded in August 2019 to 8 multi-family housing projects which will provide a total of 576 units. Currently all projects are in the process of acquiring property, completing environmental reviews and securing construction loans.

## **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**

For program year **2019** there were **691** homeless persons served with *ESG Street Outreach*. Outreach to homeless person (primarily unsheltered persons) and assessment of their needs includes 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 and
- Transportation Costs.

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

For program year **2019** there were **12,270** 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 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 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 **2019, 132** persons were prevented from becoming homeless through the ESG Homeless Prevention program.

Service activities utilized to prevent homelessness include:

- Housing stability case management
- Housing search and placement
- 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

**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**

**ESG:** *ESG Rapid Rehousing (RRH)* is to move literally homeless individuals and families quickly into

permanent housing and achieve stability in that housing. ESG RRH 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 **2019, 3130** persons were assisted in obtaining permanent housing through the ESG Rapid Rehousing program.

Service activities utilized to prevent homelessness include:

- Housing stability case management
- Housing search and placement
- 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



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

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

N/A

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

N/A

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

N/A

### **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.

### **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 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.

### **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.

### **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 2019, 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 2020. 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 2019. 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" and the "Fair Housing and Tenant Selection" policy (both updated in 2018). 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 Affirmative Fair Housing Marketing Plan (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.

## **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**

## **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.**

There are no changes to the North Carolina's program objectives and indications for 2019.

**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 2019 monitoring cycle, the Agency's HOME rental portfolio consisted of 248 completed properties in the HOME affordability period. All properties received an asset management and tenant file review and a physical inspection in 2019, except for two. These two properties have been reviewed within the past 3 years in accordance with HOME monitoring requirements. All properties were found to be in compliance as of the end of 2019, with the following exceptions:

Property Name	Location	Total Units	Monitoring Cycle	Issues	Action Plan/Status
Andover Park	Kinston	60	2019	In 4 units, the kitchen range is not centered on parallel approach per minimum building code.	This property is part of a DOJ investigation. Repairs cannot be made until the investigation is resolved. Action plan accepted.
Barden Ridge	Roxboro	48	2019	Inadequate tenant file documentation, including missing asset verifications and improper income calculations.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management attended training in 2019. Action plan accepted.
Barden Ridge	Roxboro	48	2019	Advanced erosion issues. Severe alligating in the parking lot.	Due to the age of the property, attention needs to be provided on grounds issues. This will be stressed with the new owner and management. Action plan accepted.
CAC of Metrolina # 7	Charlotte	8	2019	Inadequate tenant file documentation, including missing asset verifications and improper income calculations.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
Crowell Square	Asheville	40	2019	Inadequate tenant file documentation, including missing asset verifications and improper income calculations.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management attended training in 2019. Action plan accepted.
Formosa Apts.	Elm City	4	2019	VAWA documentation not posted on bulletin board.	VAWA documentation will be provided to management.
Gresham Place Apts	Wilmington	51	2019	Emergency light outside of unit 203 is inoperable.	New owner and management company in 2019. Management will be required to attend training on how to submit corrections electronically. Action plan accepted.
Kingsgate South	Greensboro	37	2017	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. The application for funding is progressing. Action plan accepted.
Olde School Commons Apts	Garner	45	2019	Inadequate tenant file documentation, including missing asset verifications and improper income calculations.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
Salem Gardens Apartments	Winston-Salem	149	2018	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.
Sampson Alumni School Apts.	Clinton	8	2018	Property sustained substantial damage during Hurricane Florence.	Insurance proceeds have been received. Roof has been repaired. Work completed in Dec 2019. Units rented and property inspected January 2020.
United Manor Courts	Tarboro	50	2019	Inadequate tenant file documentation, including missing asset verifications and improper income calculations. Tenant data not being reported accurately in Rental	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.

### CR-50 Monitoring Report

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

NCHFA's procedures are consistent with the requirements of affirmative marketing under 24 CFR part 92.351 (a) and (b). For relevant programs, NCHFA requires affirmative marketing plans and monitors their implementation. It also monitors policies for selecting beneficiaries, accepting Section 8 certificate and voucher holders, and maintaining waiting lists. NCHFA encourages selection of sites close to services

and community support networks, and outside of areas with high minority concentration, high poverty, and high low-income concentration.

**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 \$11,611,179 in program income in 2019. 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 combined 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 2019, these programs funded projects that created 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 2019 funded 300 affordable apartments and shelter accommodations.

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 2019, DPP and URP rehabilitated over 900 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.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	431	0
Tenant-based rental assistance	254	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	737	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**

**CR-56 - HTF 91.520(h)**

**Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.**

HTF funds were awarded in August 2019 to 8 multi-family housing projects which will provide a total of 576 units. Currently all projects are in the process of acquiring property, completing environmental reviews and securing construction loans

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

**Table 15 - CR-56 HTF Units in HTF activities completed during the period**

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

**ESG Contact Name**

**Prefix** Ms  
**First Name** Suzanne  
**Middle Name** 0

CAPER

**Last Name** Merrill  
**Suffix** 0  
**Title** Director

**ESG Contact Address**

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

**ESG Secondary Contact**

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

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

**Program Year Start Date** 01/01/2019  
**Program Year End Date** 12/31/2019

**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	71
Children	61
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	1,760
Children	1,360
Don't Know/Refused/Other	10
Missing Information	0
<b>Total</b>	<b>3,130</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	9,938
Children	2,814
Don't Know/Refused/Other	18
Missing Information	0
<b>Total</b>	<b>12,770</b>

Table 18 – Shelter Information



#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	557
Children	120
Don't Know/Refused/Other	14
Missing Information	0
<b>Total</b>	<b>691</b>

Table 19 – Household Information for Street Outreach

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

Number of Persons in Households	Total
Adults	12,326
Children	4,355
Don't Know/Refused/Other	42
Missing Information	0
<b>Total</b>	<b>16,723</b>

Table 20 – Household Information for Persons Served with ESG

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

	Total
Male	7,785
Female	8,867
Transgender	39
Don't Know/Refused/Other	1
Missing Information	31
<b>Total</b>	<b>16,723</b>

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	4,355
18-24	1,281
25 and over	11,045
Don't Know/Refused/Other	5
Missing Information	37
<b>Total</b>	<b>16,723</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	685	3	64	618
Victims of Domestic Violence	3,668	6	558	3,104
Elderly	801	6	83	712
HIV/AIDS	169	0	6	138
Chronically Homeless	1,211	0	180	1,030
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	2,782	21	270	2,491
Chronic Substance Abuse	544	6	46	492
Other Disability	2,162	35	323	1,804
Total (Unduplicated if possible)	12,022	77	1,530	10,941

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	5,994
Total Number of bed-nights provided	3,538
Capacity Utilization	59.03%

**Table 24 – Shelter Capacity**

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



## CR-75 – Expenditures

### 11. Expenditures

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

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	124,864	69,111	50,252
Expenditures for Housing Relocation & Stabilization Services - Services	12,339	13,796	14,860
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>137,203</b>	<b>82,907</b>	<b>65,112</b>

Table 25 – ESG Expenditures for Homelessness Prevention

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

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	1,861,225	1,840,528	1,447,627
Expenditures for Housing Relocation & Stabilization Services - Services	582,523	588,700	520,710
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>2,443,748</b>	<b>2,429,228</b>	<b>1,968,337</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

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

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	34,549	130,987	106,561
Operations	2,006,993	1,996,504	1,191,329
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>2,041,542</b>	<b>2,127,491</b>	<b>1,297,890</b>

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

**11d. Other Grant Expenditures**

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<b>2017</b>	<b>2018</b>	<b>2019</b>
Street Outreach	36,102	77,454	106,766
HMIS	165,757	533,136	504,723
Administration	326,747	326,747	390,082

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

<b>Total ESG Funds Expended</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
	5,151,099	5,576,963	4,332,910

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	<b>2017</b>	<b>2018</b>	<b>2019</b>
Other Non-ESG HUD Funds	5,181,009	5,576,963	4,332,910
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>5,181,009</b>	<b>5,576,963</b>	<b>4,332,910</b>

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

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
	10,332,108	11,153,926	8,665,820

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