## 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.

1.  Consultant from TDA provided in-person Technical Assistance for 3 days in April, 2024 to assist us amend the initial Consortium's Consolidated Plan turned in back in 2022 to align with the funding goals and action plan.  He also helped us amend the AAP for both 2022 and 2023 since the Consortium hired a HOME program manager in March of 2023 to get the program going. The consultant also advised us on Environmental Review forms to use for the Activities already in the works.  This, combined with a one-on-one training from the Environmental Director for our region, was a tremendous help to make sure we were following compliance regulations.

2.  Disbursed all of the 2022 Program year funds to the CHDO activities that aligned with the goals.  Recently closed out all but 2 of the activities in IDIS and these final 2 will be closed by September 2024.  Also, the final Admin drawdown will occur in September as well to fully complete the allocated funds provided by HUD.  For 2023, disbursed CO and CC funds and 1 Activity was funded.  We hope to have the 2023 funds disbursed by end of this year.

3. The HOME Program Manager and Financial Director for the Administrative agent for the lead entity completed a HOME Fundamentals course in San Antonio, TX in December from TDA consultants.

4. Two CHDO Capacity building trainings occurred from the HOME Program Manager for the 3 newly certified CHDOs for our Consortium to provide them with the necessary compliance education so that they can be prepared to complete and turn in all that is needed per activity funded. Written agreements, ERs, tax audit certifications for their agency, contractor invoices and disbursements, deeds, permits, closing statements for home sales, rental property demographics and income eligibility were all part of the trainings.

5.  Worked with 2 PHAs & non-profits on 2 different dates to provide outreach on the HOME eligible properties during their financial admin training for lower income persons and at-risk neighborhoods.

6. Met with 3 different agencies and county admin on 2 dates in the Spring to discuss grant proposals for transitional housing, re-entry, and substance use recovery and how HOME can assist.

7. Met twice with County stakeholders on Emergency shelters for homeless persons during winter weather events, as well as options for getting the homeless off of the streets near shopping area of 1 of the small town's vibrant spaces.

8. Met with the Aging Services Director for the 4 counties of the COnsortium to discuss future possibilities and plans for more senior living apartments, and also met twice with a Senior living community developer for what HOME can provide with their propsed new LIHTC developemnt.

9.  Met with 2 for-profit developers who want to put in duplexes and also a large apartment complex for only affordable housing income eligible persons, and to help assist with our large Section 8 /HCV waitlist.

10. Facilitated a monthly planner meeting for the region to gain knowledge of all the land use plans occurring in the 4 county area. These monthly meetings have occurred since August, 2023 and this helps planners, zoning officials, town managers collaborate as to land utilization and hopeful, future land trust.

**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** |
| Expand affordable Home Ownership | Affordable Housing | HOME: $ | Homeowner Housing Added | Household Housing Unit | 40 | 4 | 10.00% | 10 | 0 | 0.00% |
| Expand affordable Home Ownership | Affordable Housing | HOME: $ | Homeowner Housing Rehabilitated | Household Housing Unit | 0 | 0 |  | 4 | 0 | 0.00% |
| Expand affordable rental units | Affordable Housing Non-Homeless Special Needs | HOME: $ | Rental units constructed | Household Housing Unit | 70 | 0 | 0.00% | 100 | 0 | 0.00% |
| Preserve affordable rental units | Affordable Housing | HOME: $ | Rental units rehabilitated | Household Housing Unit | 40 | 3 | 7.50% | 5 | 1 | 20.00% |
| Preserve homeownership for families at risk. | Affordable Housing | HOME: $ | Homeowner Housing Rehabilitated | Household Housing Unit | 15 | 3 | 20.00% | 3 | 0 | 0.00% |
| Preserve homeownership for families at risk. | Affordable Housing | HOME: $ | Homelessness Prevention | Persons Assisted | 0 | 0 |  | 3 | 0 | 0.00% |

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

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

1.  Of the $815,652 HUD allocation for PY 2022:

$ 81,556.20 is 10% Admin;  $ 40,782.60 is CO for 3 CHDOs; $ 24,469.56 is CC for 3 CHDOS; **$668,835.24 to Activities**

2.  Of the $836,062 HUD allocation for PY 2023:

$83,606.20 is 10% Admin (not used any yet);  $ 41,803.10 is CO for 5 CHDOs;  $ 25,081.86 is CC for 5 CHDOs; **$624,422.64 to Activities with additional projected project fees of $ 61,148.20 = $685,570.84**

3.  Given the "small" amount allocated to this rural Appalachian region's Consortium, having funds go out to 9 activities for 2022 and 1 activity thus far for 2023 was a tremendous effort by all parties.  With the lack of contractors and staffing of the CHDOs and the region in general, this Consortium approved projects that had the capacity to be completed for this inaugural program year's funding. Without any new rental construction projects, those funds were allocated to rental rehabs instead. It was a year of learning and firsts for many with regard to HUD HOME compliance and we feel as though in this year's timeframe, we accomplished more than what was expected after a 6 month delay from HUD in fixing an issue we had with IDIS, the server, error on our part, and "stumping" HUD's experts. In April of this year, we were able to drawdown funds for the CHDO activities and disburse checks.  It was momentous for this region.

Going forward, we are hoping to have more contractor capacity so that each program year we can successfully get the activity funds out to newer rental construction including ADA complinace for disabilities and special needs, seniors, and at-risk homeless persons.

With regard to new homeowners, the economy has affected the credit scores for income-eligible persons to qualify for mortgages.  We hope that our state housing finance agency will be able to assist more as well as USDA rural funds.

## 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)**

|  |  |
| --- | --- |
|  | **HOME** |
| White | 4 |
| Black or African American | 6 |
| Asian | 0 |
| American Indian or American Native | 0 |
| Native Hawaiian or Other Pacific Islander | 0 |

|  |  |  |
| --- | --- | --- |
|  |  | |
| **Total** | **10** |

|  |  |  |
| --- | --- | --- |
|  |  | |
| Hispanic | 0 |
| Not Hispanic | 0 |

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

**Narrative**

All of the activities funded assisted mainly below 30% and 60% AMI. Eight of the ten activities comprised a single woman with children.  One property had 2 special needs children , and another had an elderly disabled person.

## 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** |
| HOME | public - federal | 836,062 | 113,760 |
| LIHTC | public - federal | 0 |  |

Table 3 - Resources Made Available

**Narrative**

* This past year has seen this Consortium focus on 2022 PY funds for CR activities, CO, and CC were disbursed.  The remaining $ 21794.55 of Admin for 2022 PY will be spent by end of September 2024.
* For PY 2023, the only funds disbursed to date have been $ 41,803.10 for CO for 5 CHDOs; $ 25,081.86 for CC for 5 CHDOs; and 1 CR activity for $ 36,774.63; and $ 10,100.74 for Project fees associated with Environmental reviews and underwriting. No Admin has been drawn yet since finishing up 2022 PY.

**Identify the geographic distribution and location of investments**

|  |  |  |  |
| --- | --- | --- | --- |
| **Target Area** | **Planned Percentage of Allocation** | **Actual Percentage of Allocation** | **Narrative Description** |
|  |  |  |  |

Table 4 – Identify the geographic distribution and location of investments

**Narrative**

The target are is Consortium-wide covering 4 counties with 13 member entities.  Being a new Consortium, our initial plan was to divide the funds equally to the entities in the 4 counties per local government's suggestions.  However, after learning what capacities were realisitic with the CHDOs we certified, and also lack of applicants due to compliance standards, we accepted applications on a rolling basis so that we could get the first funding from PY 2022 out the door since we have a housing crisis in the Consortium area per Regional Western NC Housing Study.  The 2023 PY funding allocation is similar to 2022 with most funding going to CHDOs but also with additional developers putting in applications for larger apartment complexes.    The data below reflects **nine** 2022 Activities and **one** 2023 activity (in a historically black neighborhood in need of revitalization due to blighted properties and homes in much needed repair).

**The target area ----Planned %--Actual %---Description**

Cleveland County------25%-------22%-----2 new homes constructed with CHDO- Habitat For Humanity

McDowell County-------25%-------0%------A Senior-affordable apartment complex's  LIHTC property application to HUD mistakenly did not get approved by HUD, but has resubmitted for 2024.  If approved, will get  close to 33% of funding in 2024 or2025.

Polk County-------------25%-------0%------Housing Assistance Corporation applied for infra-structure funds for water-sewer line connections for a proposed development but "let go" the Executive Director and confidence in capacity was not there.

Rutherford County------25%------78%-----3 different CHDOs provided 8 activites.  2 new construction homes with Habitat For Humanity, and 2 homes rehabilitated for exisiting homeowners at risk, and 4 homes acquired by CHDO and rehabilitated for affordable rentals.

**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.**

The funds were leveraged with the 25% Match provided with the project applications from the CHDOs.  The Match descriptions were:  Sweat Equity labor and volunteer hours in Habitat Stores and building construction; Donated land; Donated materials; Local Foundation grants; Local gov't grants for infrastructure.  All applications approved for funding by the Consortium Council had to have their 25% Match indicated.  Each Project activity has a folder with all compliance documents within and a MAtch dollar amount including excess Match printed on the inside of the folder.  A Match log is recorded for each CHDO or organization funded per Program Year and kept in an IDIS binder for that Program Year along with an Activity Log of Vouchers approved.  This Match log gets checked against the IDIS Match report.

| **Fiscal Year Summary – HOME Match** | |
| --- | --- |
| 1. Excess match from prior Federal fiscal year | 200,000 |
| 2. Match contributed during current Federal fiscal year | 469,562 |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2) | 669,562 |
| 4. Match liability for current Federal fiscal year | 176,402 |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 493,160 |

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** |
| IDIS Activity 29 | 05/01/2024 | 11,500 | 0 | 12,000 | 0 | 123,384 | 0 | 146,884 |
| IDIS Activity 30 | 05/01/2024 | 28,750 | 0 | 10,000 | 0 | 50,305 | 0 | 89,055 |
| IDIS Activity 31 | 05/01/2024 | 20,785 | 0 | 0 | 0 | 0 | 0 | 20,785 |
| IDIS Activity 32 | 05/01/2024 | 29,193 | 0 | 0 | 0 | 0 | 0 | 29,193 |
| IDIS Activity 33 | 05/01/2024 | 82,000 | 0 | 0 | 0 | 0 | 0 | 82,000 |
| IDIS Activity 34 | 05/01/2024 | 15,375 | 0 | 0 | 0 | 0 | 0 | 15,375 |
| IDIS Activity 35 | 05/01/2024 | 12,891 | 0 | 0 | 0 | 0 | 0 | 12,891 |
| IDIS Activity 36 | 07/09/2024 | 0 | 0 | 6,000 | 0 | 41,305 | 0 | 47,305 |
| IDIS Activity 39 | 07/09/2024 | 1,800 | 0 | 8,383 | 0 | 6,698 | 0 | 16,881 |
| IDIS Activity 43 | 07/24/2024 | 9,194 | 0 | 0 | 0 | 0 | 0 | 9,194 |

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 begin-ning 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**  **$** |
| 0 | 0 | 0 | 0 | 0 |

Table 7 – Program Income

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

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **Total** | **Minority Business Enterprises** | | | | **White Non-Hispanic** |
| **Alaskan Native or American Indian** | **Asian or Pacific Islander** | **Black Non-Hispanic** | **Hispanic** |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Contracts** | | | | | | |
|  |  |  |  |  |  |  |
| Dollar Amount | 107,800 | 0 | 0 | 38,000 | 69,800 | 0 |
| Number | 2 | 0 | 0 | 1 | 1 | 0 |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Sub-Contracts** | | | | | | |
|  |  |  |  |  |  |  |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Total** | **Women Business Enterprises** | **Male** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Contracts** | | | |
|  |  |  |  |
| Dollar Amount | 0 | 0 | 0 |
| Number | 0 | 0 | 0 |

|  |  |  |  |
| --- | --- | --- | --- |
| **Sub-Contracts** | | | |
|  |  |  |  |
| Number | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 |

Table 8 - Minority Business and Women Business Enterprises

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

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **Total** | **Minority Property Owners** | | | | **White Non-Hispanic** |
| **Alaskan Native or American Indian** | **Asian or Pacific Islander** | **Black Non-Hispanic** | **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 |

|  |  |  |
| --- | --- | --- |
|  | **Number** | **Cost** |
| 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 | 5 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 15 | 7 |
| Number of Special-Needs households to be provided affordable housing units | 2 | 3 |
| **Total** | **22** | **10** |

Table 11 – Number of Households

|  | One-Year Goal | Actual |
| --- | --- | --- |
| Number of households supported through Rental Assistance | 0 | 0 |
| Number of households supported through The Production of New Units | 15 | 4 |
| Number of households supported through Rehab of Existing Units | 5 | 5 |
| Number of households supported through Acquisition of Existing Units | 0 | 1 |
| **Total** | **20** | **10** |

Table 12 – Number of Households Supported

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

I believe that the goal for "households to be supported" was misunderstood by the staff putting in the initial numbers.  I believe they misread that to be the "number of people in the households to be supported", therefore the large discrepancy. With being a new Consortium and certifying 5 new CHDOs, the 10 households served were all by the CHDOs since this is a rural area and the CHDOs were the only ones with the capacity to get the work completed.

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

he future AAP will be more realistic as far as the number of households per the allocation amount. The cost of building supplies has reduced the number of units reahabilitated or constructed with the amount of HOME funds being allocated.

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

|  |  |  |  |
| --- | --- | --- | --- |
| **Number of Households Served** | **CDBG Actual** | **HOME Actual** | |
| Extremely Low-income | 0 | 4 |
| Low-income | 0 | 5 |
| Moderate-income | 0 | 1 |
| **Total** | **0** | **10** |

Table 13 – Number of Households Served

**Narrative Information**

All 10 households served by HOME funds were completed by 4 of our CHDOs.  4 of the households had either special needs children and a single mother or elderly/disabled. The small amount of SSI money coming in monthly for these households was the only form of income.

## 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**

The Consortium Manager has attended and even facilitated some meetings with community partners, especially United Way in Rutherford County and Out Of The Ashes Ministries to get a more realistic "PIT or Point In Time" Count of homeless and recently released incarcerated individuals and substance users who are homeless and in need of shelter.  There have been a few different grant opportunities to collaborate on to apply for other grant funding besides only HOME funds, but there has been no consensus as to the main 2 agencies already addressing the varied homeless needs working together.  Therefore, some of the additional funding opportunities deadlines have passed.  The Consortium Manager will continue to attempt to get these 2 agencies to put aside their differences for the betterment of the individuals in desperate need.

Also, in Polk County, the Consortium Manager met with a local food bank and housing opportunities Manager to assess this County's number of individuals needing housing and also basic food needs.  There is potential for this agency to apply for HOME funds in the future.

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

As explained in the task above , the Consortium manager will continue to work on collaborative possibilities for future funding not only from HUD HOME, but from other funding opportunities with community partners in all four counties.  One County Commissioner has held 2 meetings with regard to the homeless housing needs which the Consortium Manager has attended, but nothing has come to fruition with respect to a plan.  Emergency sheltering during cold weather below freezing was also addressed but there have been no MOUs to date with any FBOs on this issue.

**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**

As explained in the above 2 discussions, the HOME Consortium Manager attends and sometimes facilitates meetings aimed at addressing these needs with the major community agencies and partners doing the work to assist these particular individuals.  She explains how HUD HOME's program can help with the transitional housing and the compliance that goes with it, but to date, no one agency has turned in an application for HUD HOME funds.  She also visits the Mental health daytime center in 1 county to assist with grant applications and to talk to the families of clients served as to housing needs especially for adult mentally retarded.

One of our CHDOs has acquired homes to be used as rental properties for Section 8/HCV program's waitlist after the renovations with HOME funding occurs.  This will continue since it tis a huge need in the area. This same CHDO also performed major renovations on 2homes so that the homeowners who had special needs could remain in the home and not become homeless due to the possible condemnation of the homes.

Another CHDO used HOME funds to acquire a property to sell to a low-income family so that they would not be homeless since the home was in desperate need of a full renovation and the family could not take on the burden.  The family worked many volunteer hours for the "self-help pool" so that they could then purchase the home.

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

The Consortium Manager keeps in touch with the COmmunity agencies performing the work with these individuals as to the possibilities that HOME funding can assist with.  SHe facilitates a monthly Planner meeting for Planners in the 4 county region of the Consortium to receive updates as to the plans being approved by Zoning boards and to the possibilities of collaboration on a future project addressing the needs of the homeless veterans and families meeting all of the homeless critieria.

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

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

The Consortium Manager has conducted some focus groups pertaining to an ongoing Comprehensive Housing Study for the COnsortium geographic region.  The study will take place over the next year and a half and will give more realisitc date to our region.  The Manager also provides the COnsortium members with an annual update as to the Strategic Plan Goals aaociated with the Consolidated Plan and their status.

Flyers explaining the HUD HOME Partnership program and the Foothills HOME Consortium ( McDowell County-Lead Entity) were placed around the counties in various businesses with the email and phone number to call for more info.

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

The Consortium Manager has met with 2 different PHAs in the region to discuss their HUD program's initiatives and to also recruit members for the Consortium Council which is the Council that approves all of the HOME funding for specific activities.

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

At this time, the 4 county PHA housed in the same building as the HOME Consortium gives updates monthly as to the status of Section 8/HCV individuals.  This PHA sends referrals to the Consortium Manager of prospective developers or current landlords wanting to possibly add a new housing unit or rehabilitate an acquired property for more Section8/HCV families.

## 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 Consortium Manager has met with local officials and Commissioners regarding tax fees and delinquency, changing zoning ordinances to allow for more mixed-use developments, and the possibility of forming a Land Trust or Land Utillization Trust to construct future HOME units while having the local government's MAtch satisfied at the same time.

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

New members of the Consortium Council have been recruited from agencies or communities experiencing revitalization efforts or major need. Hopefully, they will rpovide even more insight into the specific issues that need addressing and the proposed projects that would align.

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

All of the CHDOs have been given the standards to address the Lead -based paint hazardsd and the abatement protocols during a CHDO Capacity-building training in the last year.  The CHDOs all have certified contractors.

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

At this time with the economy and inflation rate, this Consortium can only assist with the HOME financial certification process with referrals to help potential clients reduce their debt-to-income ration so that they will be able to qualify for a HOME funded unit in the future.

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

The Consortium has instituted HOME policies and procedures, certified 5 new CHDOs, and written new Citizen Participation Plans, MOUs for members, Application form for funding, and recruited new Consortium Council members.  The Consortium Manager and COG Finacial Director attended a HOME Fundamentals 3 day certification in San Antonio from TDA Consulting, and aslo received 3 days of one-on-one training and technical assistance from a HUD consultant. CHDO Capacity-building and Operational compliance trainings have been facilitated by the Consortium manager, and COnsortium Council By-laws and meeting protocols have been established for this new Consortium.

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

As explained earlier, the Consortium Manager has met with PHA Directors, Habitat For Humanity Director, Local non-profit Housing Partnerships, attended UNC's School of Gov'ts Housing Classes and trainings, atttended the NC Housing Coalition's Annual Confernces, and has met with 1 COunty DSS Director to successfully recruit her for the COnsortium Council.

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

There have been no formal complaints regarding Fair Housing Choice within the Consortium's region, but as for impediemnts...the lack of housing units available has been a need since the Housing Study completed in 2021 by Bowen National Research Group. There is a significant lack of work-force housing in the rural areas needing it the most and a lack of contractors available to do new construction or rehab work.  The Consortium has attended a couple of meetings with a County High School CTE Construction class as well as another COunty's Community Tech Ed College's housing trades program so hopefully partner in the future to overcome this lack of skilled trades and contractors in the area.

## 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**

The Consortium has trained and will conduct on-going training for its' newly certified CHDOs with Capacity-building.  The Consortium Manager has developed 2 checklists for all compliance needs.  One is for Environmental Reviews and the other is for all HOME funded activities and the forms required for monitoring.  2 of our CHDOs currently use minority owned businesses as their contractors.  A third uses volunteers from a women-based roofing organization.  These contractors will continue to be used since they provide much of the work being done in the area.

**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**.

The Consortium puts out Public Notices for AAP's and a Public Hearing date within the notice.  This notice goes out in the Lead Entity's Paper as well as hard copies of the AAP that can be reviewed at the LEad Entity's Admin office and the Consortium's Admin office.  In addition, the COnsortium's Admin Agency places it on the COG's website.

The Consortium adopted a new Citizen Participation Plan since the original plan submitted with the Consolidated Plan in 2021 did not have more than a paragraph.  The new Citizen Participation Plan was attached to the 2024 AAP recently submitted.

## CR-50 - HOME 24 CFR 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 24 CFR §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.

This Consortium has not used TBRA.  There are 3 properties that are CHDO owned and rehabilitated for use as rentals through the CHDO.  These home units funded have had an Environmental Review completed along with local permits needed.  The income-eligibility papers (W-2s)(SSI) have been collected prior to the CHDO renting the unit and a checklist provided to the CHDO during the CHDO Capacity-building training is used as a reminder that the Consortium Manager will twice yearly need the income verified of the household.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

All of the Consortium's 5 CHDO's have an application process for selection of individuals that is non-discriminitory and solely based upon income eligibilty and needs.  Of the 10 units funded with HOME 2022 funds to the CHDOs, 6 of the 10 were minority race, and 4 were special needs households.

One of the CHDOs is in an area that is a historic black community under revitalization.  Many of the financial trainings conducted by NCHFA occurs twice a year in this neighborhood.

**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**

There has been no program income.  We do not provide down-payment assistance nor loans at this time.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The Consortium Manager has met 3 times with a LIHTC experienced agency providing Senior affordable housing.  They have put in an application for funding for 24-25 Program year with a pending approval awaiting from HUD.  Also, the monthly Planner meeting organized and facilitated by the Consortium Manager for a 4 county-wide area of county and town planners, is an opportunity to collaborate on future planning for affordable, work-force housing and is the topic usually discussed.

## CR-58 – Section 3

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

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Total Labor Hours** | **CDBG** | **HOME** | **ESG** | **HOPWA** | **HTF** |
| Total Number of Activities | 0 | 3 | 0 | 0 | 0 |
| Total Labor Hours |  | 0 |  |  |  |
| Total Section 3 Worker Hours |  | 0 |  |  |  |
| Total Targeted Section 3 Worker Hours |  | 27,070 |  |  |  |

Table 15 – Total Labor Hours

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Qualitative Efforts - Number of Activities by Program** | **CDBG** | **HOME** | **ESG** | **HOPWA** | **HTF** |
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers |  | 2 |  |  |  |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. |  | 3 |  |  |  |
| Direct, on-the job training (including apprenticeships). |  | 3 |  |  |  |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. |  |  |  |  |  |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). |  |  |  |  |  |
| Outreach efforts to identify and secure bids from Section 3 business concerns. |  |  |  |  |  |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. |  |  |  |  |  |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. |  |  |  |  |  |
| Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services. |  | 3 |  |  |  |
| Held one or more job fairs. |  |  |  |  |  |
| Provided or connected residents with supportive services that can provide direct services or referrals. |  | 2 |  |  |  |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. |  | 2 |  |  |  |
| Assisted residents with finding child care. |  |  |  |  |  |
| Assisted residents to apply for, or attend community college or a four year educational institution. |  |  |  |  |  |
| Assisted residents to apply for, or attend vocational/technical training. |  |  |  |  |  |
| Assisted residents to obtain financial literacy training and/or coaching. |  | 2 |  |  |  |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. |  |  |  |  |  |
| Provided or connected residents with training on computer use or online technologies. |  |  |  |  |  |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. |  |  |  |  |  |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. |  | 3 |  |  |  |
| Other. |  |  |  |  |  |

Table 16 – Qualitative Efforts - Number of Activities by Program

**Narrative**

The Administrative Agency for the Consortium also houses the WIOA and Workforce Development Board. This department tracks all this data and efforts for the Consortium area and pays for theOJT/WIOA workers.  Only 1 of the HOME Program's CHDOs used the OJT/WIOA program funds for 3 workers listed above.  This same CHDO contracted with 2 MBE on the 5 activities funded with HOME funds.