

NORTH CAROLINA
2017 Consolidated Annual Performance
Evaluation Report

Developed By:
North Carolina Department of Commerce
North Carolina Housing Finance Agency
North Carolina Department of Health and Human Services, Division of Aging and Adult Services
North Carolina Department of Health and Human Services, AIDS Care Program

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 2017, NCHFA used HOME funds to provide 440 home buyers with direct financial assistance to purchase a home, to develop 446 affordable rental units, and to rehabilitate 116 homes.

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: \$9,974,955	Jobs created/retained	Jobs	6552	1159	17.69%	1310	1012	77.25%
CDBG - Infrastructure	Non-Housing Community Development	CDBG: \$22,406,242	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	0	0.00%	2000	0	0.00%
ESG - Assist those at risk of homelessness	Homeless	ESG: \$195,976	Homelessness Prevention	Persons Assisted	3905	0	3.54 %	781	184	24 %
ESG - Financial Assistance for Shelter Operations	Homeless	ESG: \$1,947,483	Other	Other	130060	0	31.08%	26012	17,149	66%

ESG - Financial Assistance to Homeless	Homeless	ESG: \$3,312,832	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	16230	0	48.59%	3246	2868	88%
HOPWA - Facility Based Operating Cost	Non-Homeless Special Needs	HOPWA: \$7,425	HIV/AIDS Housing Operations	Household Housing Unit	75	7	9.33%	3	3	100%
HOPWA -Tenant-Based Rental Assistance	Affordable Housing Non-Homeless Special Needs	HOPWA: \$1,719,033	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1294	259	20.02%	219	237	108%
HOPWA Short-Term Rent, Mortgage and Utilities	Affordable Housing Public Housing Non-Homeless Special Needs	HOPWA: \$500,309	Homelessness Prevention	Persons Assisted	4100	532	12.98%	643	397	62%
HOPWA- Supportive Services	Non-Homeless Special Needs	HOPWA: \$333,459	Homelessness Prevention	Persons Assisted	2000	662	33.10%	373	231	62%
HOPWA-Permanent Housing Placement	Non-Homeless Special Needs	HOPWA: \$14,911	Homelessness Prevention	Persons Assisted	215	1	0.47%	46	22	48%

HOPWA-Resource Identification/Housing Information	Non-Homeless Special Needs	HOPWA: \$83,385	Other	Other	195	0	0.00%	189	124	66%
NCHFA Homeownership Units	Affordable Housing	CDBG: \$0 / HOPWA: \$0 / HOME: \$5,968,000 / ESG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	1212	748	61.72%	242	440	181.82%
NCHFA Multifamily Units	Affordable Housing	CDBG: \$0 / HOPWA: \$0 / HOME: \$10,630,000 / ESG: \$0 / HTF: \$4,443,361	Rental units constructed	Household Housing Unit	1776	754	42.45%	436	446	102.29%
NCHFA Single Family Rehab Units	Non-Homeless Special Needs	CDBG: \$0 / HOPWA: \$0 / HOME: \$5,625,000 / ESG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	416	240	57.69%	84	116	138.10%

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.

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

The ESG programs and services are carried out by community organizations annually, with the intention to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families and individuals from becoming homeless. ESG funds are intended to be used as part of a crisis response system using a low barrier, housing-focused approach to ensure that homelessness is rare, brief, and non-recurring.

The ESG program is further broken down into two primary functions: (1) Emergency Response Activities, including emergency shelter operations and services as well as street outreach; (2) Housing Stability Activities including homelessness prevention and rapid re-housing. ESG funds can also be used for Homeless Management Information System (HMIS) participation and administration/DV comparable database participation and administration.

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
White	1,603	476	266	7379
Black or African American	447	1,008	684	11466
Asian	29	83	8	70
American Indian or American Native	1	5	12	144
Native Hawaiian or Other Pacific Islander	1	7	0	47
Total	2,081	1,579	970	19,106
Hispanic	351	137	31	990
Not Hispanic	1,730	1,442	939	18,116

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

ESG total populations serve do not match total number served of 20,260, as all clients receiving services has the right to refuse to answer any or all intake (demographic) questions.

Narrative

CDBG families assisted encompasses primarily numbers from economic development.

HOPWA - The State of NC HOPWA Grantee covers 82 of the 100 counties in NC with state HOPWA funding. The remaining 18 counties receive HOPWA services through the other NC HOPWA Grantees: Virginia Beach, Virginia MSA (Currituck Co.), Wake County MSA (Wake, Johnston and Franklin counties), Durham-Chapel Hill MSA (Durham, Orange, Chatham and Person counties), City of Greensboro MSA (Guilford, Randolph and Rockingham counties), and Charlotte-Mecklenburg Carolinas Care Partnership (Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union counties). The State of NC HOPWA Grantee follows the Request for Application (RFA) process for providers to apply to provide housing services with HOPWA funds as part of a Network of Care comprised of primary HIV care providers, support service providers, HIV prevention providers and housing providers. A HOPWA Formula calculation is used to distribute funds in the regional networks of care.

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		174,800,000	24,376,910
HOME		20,370,523	36,394,601
HOPWA		10,700,000	1,864,095
ESG		20,134,256	5,300,343
HTF		\$4,433,361	\$0

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

In 2017, the HOME Program supported 1,002 units in 67 counties.

CDBG funds support projects in all but three counties across the state.

State HOPWA funds supported 10 HOPWA Project Sponsors for the provision of HOPWA services in 82 of the 100 counties. The remaining 18 counties are covered by the other NC HOPWA Grantees. Across the ten HOPWA Project Sponsors a cumulative total of 659 households were served with HOPWA housing subsidy and 355 households were served with Housing Information and other HOPWA funded Supportive Services.

ESG - On an average night, roughly 9,000 people in North Carolina are experiencing homelessness. This includes more than 500 families with children. The 80 ESG funded programs provide critical services to families and individuals experiencing homelessness or at risk of becoming homeless, covering all 100 North Carolina counties.

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. HOME Match was used for 6 projects in 6 counties, which generated \$1.8 million in state tax revenue and \$350,000 in local tax revenue and supported 712 jobs.

CDBG dollars leveraged private and public funds in the amount of \$30,495,302 supporting the creation of 1,012 jobs

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	57,319,196
2. Match contributed during current Federal fiscal year	3,773,832
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	61,093,028
4. Match liability for current Federal fiscal year	6,393,027
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	54,700,001

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
2016		776,821	1,398,755	0	0	0	1,598,257	3,773,832

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 \$
2,149,062	13,846,739	5,258,337	0	10,737,464

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	21,110,571	713,131	551,000	823,199	0	19,023,241
Number	122	3	1	8	0	110
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	21,110,571	1,655,175	19,455,096			
Number	122	2	12			
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						
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	0	0
Number of Non-Homeless households to be provided affordable housing units	911 (HOPWA)	440 (NCHFA) 659 (HOPWA)
Number of Special-Needs households to be provided affordable housing units	0	97
Total	911	1,178

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	911	659
Number of households supported through The Production of New Units	436	446 (NCHFA)
Number of households supported through Rehab of Existing Units	84	116 (NCHFA)
Number of households supported through Acquisition of Existing Units	242	440 (NCHFA)
Total	1,673	1,661

Table 12 – Number of Households Supported

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

CDBG dollars are allocated to Economic Development and Public Infrastructure. HOPWA Goals are listed but did not carry over. The annual goals for HOME funds 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; using HOME, NCHFA helped finance 446 new multifamily units, 116 existing home rehabilitations, and 440 existing home purchases by home buyers.

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.

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

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	823	10
Low-income	2,827	481
Moderate-income	2,571	511
Total	6,221	1,002

Table 13 – Number of Persons Served

Narrative Information:

A total of **4,535** households were served with CDBG program funds. Of the CDBG households served there were a total of **591** documented as Female-Head of Household.

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 2017 there were 54 homeless persons served with ESG funded 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. In 2017, over 42 households were engaged and connected with emergency housing and critical services through the ESG Street Outreach programs.

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

For program year 2017, ESG funding served 2,812 eligible individuals and their families through Rapid Re-Housing (RRH), 17,149 eligible individuals and their families with Emergency Shelter, 184 with ESG Homelessness prevention funding and 54 through ESG funded outreach. 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

In 2017, over 17,000 persons utilized ESG Emergency Services, including over 4000 children (under the age of 18).

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

HOPWA - The North Carolina AIDS Care Program (ACP) funds 10 Regional Networks of Prevention and Care across the State as part of an HIV Patient Management Prevention and Care Model. Each Network of Prevention and Care includes the provision of: core medical and support services including mental health, substance abuse, case management and transportation services; prevention services including testing and counseling services; HOPWA services including Tenant Based Rental Assistance (TBRA) and

Short-Term Rent, Mortgage and Utility Assistance (STRMU) for individuals living with HIV/AIDS. Currently, the ACP funds **10 HOPWA Project Sponsors** within the 10 Regional Networks of Care across the State. All funded and non-funded agencies that make up the Regional Networks of Care, at a minimum, participate in a minimum of quarterly Regional Network Meetings to address the needs of persons living with HIV/AIDS in their respective Networks of Prevention and Care. The Communicable Disease Branch has integrated the Ryan White Part B, and HOPWA programs with the Prevention and Community Planning program to ensure an expanded range of resources as part of the HIV Care Continuum. Being integrated under the Patient Management Model allows for seamless transitions of HIV+ clients from institutions that are highly likely to become homeless into stable housing and medical care. Added supportive services, including prevention further assists individuals and their families with stable housing and improved health outcomes.

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 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 2017, 106 households 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

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

Actions taken to address the needs of public housing

The State currently does not work with public housing.

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.

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.

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

Actions taken to reduce lead-based paint hazards:

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.

As stated 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 2017, NCHFA sponsored 28 fair housing trainings 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. Fair housing trainings were offered in Asheville, Marion, Morganton, Dobson, Asheboro, Greensboro, Lumberton, Wilson, Greenville, Wilmington, Raleigh, Fayetteville, Burlington and Kannapolis. Attendees included 256 service providers and 221 property owners and/or managers. NCHFA is continuing to partner with the NC Fair Housing Project in 2017 and plans to offer more fair housing trainings across the state. In addition to these publicly offered fair housing training sessions, HOME-funded partners for the SFR program were required to attend fair housing and LEP trainings in the spring/summer of 2017.

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.

In 2017, the HOPWA program provided 1 Fair Housing raining to Ryan White Part B and HOPWA monitoring staff and 1 Fair Housing training to the 10 HOPWA sub-recipients that did not attend the NCHFA sponsored Fair Housing training.

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 assess 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.

ESG On-Site Compliance Visits: On-site compliance visits will be conducted at the location designated by NC ESG staff. NC ESG will provide the Subrecipient the HMIS / client identifying number of the files to be checked prior to the visit; this is to ensure that all files are complete and accurate.

HOPWA Monitoring- Program Monitors will conduct at least two site visits to the Contractor during the contract year between October 1 and September 30. In addition to the programmatic checks that are conducted as directed by the AIDS Care Program Manager, each site visit will incorporate a review of Contract Expenditure Reports (CER) source documentation for at least two months selected at random. The two CER site visits will include a comprehensive review of client and contractor records to ensure compliance with the HUD HOPWA program requirements. A site visit report detailing the programmatic and fiscal findings will be completed within fifteen working days of the visit.² Prior to approving reimbursement, the Program Monitors will review monthly Contract Expenditure Reports (CERs) and Monthly Expenditure Reports (MERs) and Budget Realignment within three working days of receipt and review CAREWare to ensure data has been entered for all services to be reimbursed. The Program Monitors will follow up with the Contractor as necessary to resolve any issues related to the CER, MER, Budget Realignment or CAREWare data entry.³ Program Monitors will review quarterly program reports and follow up with the Contractor as necessary within 30 days of receipt. Should the Contractor fail to comply with the provisions of the contract, the Program Monitor will initially make every effort to work with the Contractor to help them identify corrective actions and come into compliance. Should that fail, the Program Monitor will initiate action(s) to disallow individual costs claimed or to withhold payment until the Contractor is in compliance. Should these actions not result in compliance, the Program Monitor will contact the Division of Public Health Contracts Unit to initiate suspension and/or termination of the contract.

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.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[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 2017 monitoring cycle, the Agency's HOME rental portfolio consisted of 278 completed properties in the HOME affordability period. All 278 properties were monitored in 2017 and were found to be in compliance as of the end of 2017, with the following exceptions:

Property Name	Location	Total Units	Issues	Action Plan/Status
Bridgewood Square Co-op	Belhaven	16	Vacant units not being made rent-ready in a timely manner. Windows are deteriorating.	Owner proactively alerted NCHFA to the ongoing issues at the property. Some reserve funds are available to make the necessary repairs. Working with owner to resolve. Action plan accepted.
Canterbury Place	Reidsville	40	2017 Tenant File issues: Income not properly verified in all tenant files reviewed.	New company took over management of the property in late 2017 and is working to correct files not properly documented by previous management agent. Action plan accepted.
Carmel Ridge	Henderson	22	2017 Tenant File issue: Noncompliant HOME lease in use.	Corrected on 1/29/2018
Everitt Square Apts.	Greensboro	16	2017 Tenant File issues: Student status and student educational income not verified or included at move-in for one unit.	Working with management to obtain proper documentation of tenant files. Units appear to be rented to qualified tenants. Proper documentation needed. Management will be required to come to training. Action plan accepted.
Gray Hill Apartments	Grifton	40	Refrigerator missing from vacant unit.	Corrected on 2/5/2018
Highland Village	Sparta	30	Grill not on accessible route.	Awaiting correction documentation from owner. Action plan accepted.
Hollenden Apartments	Raleigh	22	2017 Tenant File issues: Multiple missing documents in tenant files.	Working with management to obtain proper documentation of tenant files. Units appear to be rented to qualified tenants but proper documentation needed. Management will be required to attend training. Action plan accepted.
Hycienda Heights	Engelhard	24	Vacant units not being made rent-ready in a timely manner. Fogged windows and deteriorated windows in several units.	Owner proactively alerted NCHFA to the ongoing issues at the property. Some reserve funds are available to make the necessary repairs. Owner seeking a grant to repair septic system. We are

			Mildew in exterior storage units. Damaged floor cover in some units. Failing septic system.	working with owner to resolce. Action plan accepted.
Job's Journey	Raleigh	22	2017 Tenant File issue: Noncompliant HOME lease in use.	Corrected on 2/28/2018
Reynolds House	Winston-Salem	8	Playground not on accessible route.	Awaiting correction documentation from owner. Action plan accepted.
Somerset Court Apts	Wilson	48	Sidewalk is heaving near one building, which has caused a height difference of more than ¾" between sections.	Awaiting correction documentation from owner. Action plan accepted.
United Manor Courts	Tarboro	50	2017 Tenant File issues: Assets not third party verified. Student status not verified.	Working with management to obtain proper documentation of tenant files. Units appear to be rented to qualified tenants but proper documentation needed. Management will be required to attend training. Action plan accepted.
Weston Trace Apts	Garner	48	Deteriorated windows (broken seals) in 2 units. Owner received grant to replace all windows.	Replacement should begin in March 2018. Action plan accepted.
Wood Hawk Apts	Rocky Mount	58	2017 Tenant File issues: Noncompliant HOME lease in use. Assets not third party verified. Student status not verified.	We are working with management to obtain proper documentation of tenant files. Units appear to be rented to qualified tenants but proper documentation needed. Management will be required to attend training. Action plan accepted.

**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.

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 \$5,202,260 in program income in 2017. 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 NCHFA 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 (to include HOME and LIHTC), and local funding to provide for the development of affordable housing across the state. In 2017, these programs funded projects that will create over 3,100 affordable units across North Carolina.

NCHFA’s Supportive Housing Development Program (SHDP) funds the development of supportive housing options for low-income North Carolinians with disabilities. SHDP funds awarded in 2017 will fund 197 units of supportive housing and over 300 shelter beds.

NCHFA also has two state-funded homeowner rehabilitation programs and they are 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 2017, DPP and URP rehabilitated almost 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.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	643	397
Tenant-based rental assistance	219	237
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	3	3
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 State's HOPWA program serves 82 of the 100 counties. This impacted the number of housing units the State supported with HOPWA funds as outlined below:

The HOPWA allocation from Program Year 2016, \$2,197,886 was allocated to HOPWA Project Sponsors providing services during the reporting period of calendar year 2017. These HOPWA funds were distributed as follows:

Tenant-Based Rental Assistance (TBRA)/ \$1,719,033 – We proposed to serve 219 households in the 2017 Annual Action Plan (AAP) with TBRA. We exceeded this goal by serving 237 households with TBRA.

Operating Costs (OC) for Licensed Family Care Homes/ \$7,425 – We proposed to serve 3 eligible individuals in the 2017 AAP. The Licensed Family Care Home (Holly Haven) served 3 clients and transitioned all 3 clients to other stable housing in October of 2016. With advances in HIV Care and Treatment, we are seeing that the stability of housing, bridge counseling efforts and on-going connection to health care that clients are achieving improved health outcomes including viral load suppression which has significantly reduced the need for 24 hour care in licensed care facilities.

Short-Term Rent, Mortgage and Utility Assistance (STRMU)/ \$500,309 – We proposed to serve 643 households in the 2017 AAP with STRMU. We fell short of this goal with serving 397 households with STRMU. We attribute this to being as a result of the delay in receiving the Notice of Award/Grant Agreement from HUD. We cannot execute contracts without a Grant Agreement. Our HOPWA Project Sponsors are increasingly leveraging HOPWA STRMU with other sources. Our HOPWA Project Sponsors research at a minimum 3 other sources prior to accessing HOPWA funding to ensure HOPWA is the payer of last resort when possible.

HOPWA - Significant Accomplishments - Overall, the State of NC HOPWA Grantee and its project Sponsors are doing a great job with limited resources to leverage other sources with HOPWA. We have placed more households into TBRA resulting in a larger increase in housing stability than originally projected. Although we served fewer households than projected with STRMU, we attribute this to being able to leverage other sources of funding with HOPWA to meet rent, mortgage and utility assistance needs. Some of the STRMU households served that needed more than short term assistance were enrolled into TBRA. HOPWA Project Sponsors increased the use of SS to provide housing case management to eligible clients, which in turn linked clients to other services to increase their housing stability. With advances in HIV care and treatment, the need for 24 hour care has decreased significantly and clients were transitioned into less intense care. The HOPWA Program is integrated with the Ryan White Part B and CDC Prevention programs and analysis of housing stability and viral suppression among PLWHA are being conducted to produce data on HOPWA recipients in the State and HIV Viral Suppression. Preliminary results demonstrate that there is a positive correlation between stable housing for PLWHA and improved health outcomes (Viral Suppression.) Lastly, our Project Sponsors are a part of Regional Networks of Care and work collaboratively to connect clients to care, education/training, substance abuse and mental health treatment, job training and identifying sources of income to assist with empowering households to become more self-reliant. Challenges- Some on-going challenges remain such as identifying affordable housing and housing stock in areas of increased opportunity for better resources (i.e. schools, jobs and other resources). Other challenges are trying to find ways through collaborative efforts with other housing entities in reducing housing cost-burden and over-crowding.

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	Kim
Middle Name	
Last Name	Crawford
Suffix	0
Title	Homeless Programs Coordinator

ESG Contact Address

Street Address 1	2101 Mail Service Center
Street Address 2	0
City	Raleigh
State	NC
ZIP Code	-
Phone Number	9198554991
Extension	0
Fax Number	9197335993
Email Address	Kim.Crawford@dhhs.nc.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

2. Reporting Period—All Recipients Complete

Program Year Start Date	01/01/2016
Program Year End Date	12/31/2016

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	118
Children	110
Don't Know/Refused/Other	7
Missing Information	0
Total	235

Table 15 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	1509
Children	1343
Don't Know/Refused/Other	16
Missing Information	0
Total	2868

Table 16 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	12,975
Children	4063
Don't Know/Refused/Other	61
Missing Information	0
Total	17,099

Table 17 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	57
Children	0
Don't Know/Refused/Other	0
Missing Information	1
Total	58

Table 18 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	20260
Children	5516
Don't Know/Refused/Other	0
Missing Information	0
Total	25,776

Table 19 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	9922
Female	10,282
Transgender	21
Don't Know/Refused/Other	4
Missing Information	4
Total	20,233

Table 20 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	5436
18-24	1728
25 and over	12,837
Don't Know/Refused/Other	34
Missing Information	75
Total	20,110

Table 21 – 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	1018	0	0	0
Victims of Domestic Violence	4299	0	0	0
Elderly	785	0	0	0
HIV/AIDS	148	0	0	0
Chronically Homeless	1358	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	2942	0	0	0
Chronic Substance Abuse	1139	0	0	0
Other Disability	2820	0	0	0
Total (Unduplicated if possible)	14,509	0	0	0

Table 22 – Special Population Served

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

10. Shelter Utilization (Based on 2017 Housing Inventory Chart)

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	6634
Total Number of bed-nights provided	6385
Capacity Utilization	96.25%

Table 23 – Shelter Capacity

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

Information is being developed.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	-	-	-
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	79,338	70,821	124,864
Expenditures for Housing Relocation & Stabilization Services - Services	18,770	19,327	12,339
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	-
Subtotal Homelessness Prevention	98,108	90,148	137,203

Table 24 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	-	-	-
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	1,483,796	1,416,172	1,861,225
Expenditures for Housing Relocation & Stabilization Services - Services	600,270	451,154	582,523
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	-	-	-
Subtotal Rapid Re-Housing	2,084,066	1,867,326	2,443,748

Table 25 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services	11,150	22,273	34,459
Operations	1,588,410	1,058,610	2,006,993
Renovation	-	-	-
Major Rehab	-	-	-
Conversion	-	-	-
Subtotal	1,599,560	1,080,883	2,041,452

Table 26 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
HMIS	377,131	258,454	165,757
Administration	58,064	315,691	326,747
Street Outreach	15,438	0	36,102

Table 27 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2015	2016	2017
0	4,176,929	3,612,502	\$ 5,151,009

Table 28 - Total ESG Funds Expended

11f. Match Source

	2015	2016	2017
Other Non-ESG HUD Funds	4,232,367	3,612,502	5,151,009
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
Total Match Amount	4,232,367	3,612,502	5,151,009

Table 29 - Other Funds Expended on Eligible ESG Activities

Table 11f. Column 2015 and 2017 figures were revised to match the automatic calculated figures in IDIS.

11g. Total- Table 11g. Column 2015 and 2017 were revised or entered to match the automatic calculated figures in IDIS.

Total Amount of Funds Expended on ESG Activities	2015	2016	2017
0	8,424,734	7,225,004	10,332,209

Table 30 - Total Amount of Funds Expended on ESG Activities