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2023 Consolidated Annual Performance Evaluation Report (CAPER)

DRAFT 4.2.2024

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.

The 2023 CAPER is the third report of the 2021-2025 North Carolina Consolidated Plan. The State continues to make strives towards its housing and community development goals using the US Department of Housing and Urban Development formula program resources. Specifically, the programs include the Community Development Block Grant (CDBG), HOME Investment Program, the National Housing Trust Fund (HTF), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA). In addition to these programs, the State of North Carolina continues to implement the funds received through the CARES Act in responded to the public health emergency caused by COVID19. North Carolina is also a receipt of the demonstration Recovery Housing Program (RHP) which are funds provided through the Support Act to provide stable housing for persons recovering from substance abuse.

North Carolina's programs were greatly impacted by the continued recovery from recent natural disasters and COVID19. In 2022, these events led to labor shortages, supply change issues, high construction material costs, and an high cost housing market. During 2023, conditions improved; however, these challenges continue to impact the completion of rental and homebuyer new construction and rehabilitation projects. A number of projects have required additional funds to address financing gaps. As a result, projects have had contractural delays leading to an increase in extensions to complete the projects.

Despite the challenges created by the enduring effects of the COVID-19 pandemic and increased housing costs, in 2023 NCHFA used HOME funds to provide 337 home buyers with direct financial assistance to purchase a home and to rehabilitate 193 homes. HOME and HTF funds were used to develop 915 affordable rental units.

North Carolina also remain focused on homeless issues. The Interagency Council for Coordinating Homeless Programs is identifying all the state resources and developing strategies to address homeless issues. Additionally, the NC Department of Health and Human Services coordinated the development of a comprehensive, statewide housing plan.

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
Affordable Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		503	337	67.00%
Affordable Homeownership	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	2000	827	41.35%			
Affordable Rental Housing	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	4300	2390	55.58%	918	845	92.05%
Affordable Rental Housing	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	100	70	70.00%	180	70	38.89%
CDBG Contingency and Urgent Needs		CDBG: \$	Other	Other	5	2	40.00%			
CDBG Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	1500	467	31.13%	1590	467	29.37%

CDBG Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
CDBG Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	12000	0	0.00%			
CDBG Neighborhood Revitalization	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
CDBG Neighborhood Revitalization	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	12000	0	0.00%			

CDBG Neighborhood Revitalization	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	0	0.00%			
CDBG Neighborhood Revitalization	Affordable Housing Non-Housing Community Development	CDBG: \$	Rental units constructed	Household Housing Unit	0	0		15	0	0.00%
CDBG Neighborhood Revitalization	Affordable Housing Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0		764	0	0.00%
CDBG Neighborhood Revitalization	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	120	0	0.00%			
CDBG Neighborhood Revitalization	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1200	0	0.00%	150	64	42.67%
ESG Crisis Response	Homeless	HOPWA: \$7168610 / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		200	0	0.00%

ESG Crisis Response	Homeless	HOPWA: \$7168610 / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	55000	0	0.00%	14000	0	0.00%
ESG Crisis Response	Homeless	HOPWA: \$7168610 / ESG: \$	Other	Other	5750	0	0.00%			
ESG Housing Stability	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	0	0		211	0	0.00%
ESG Housing Stability	Homeless	ESG: \$	Housing for Homeless added	Household Housing Unit	1500	0	0.00%	5924	0	0.00%
Homeowner Housing Rehabilitation	Non-Homeless Special Needs	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1000	515	51.50%	226	193	85.40%
HOPWA Permanent Housing Placement	Affordable Housing	HOPWA: \$ / HOME: \$213074	Housing for People with HIV/AIDS added	Household Housing Unit	45	0	0.00%	159	0	0.00%
HOPWA Resource ID	Persons with HIV/AIDS	HOPWA: \$	Housing for People with HIV/AIDS added	Household Housing Unit	833	0	0.00%			
HOPWA Resource ID	Persons with HIV/AIDS	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0		174	0	0.00%
HOPWA Supportive Services	Affordable Housing	HOPWA: \$	Housing for People with HIV/AIDS added	Household Housing Unit	872	0	0.00%			

HOPWA Supportive Services	Affordable Housing	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0		231	0	0.00%
HOPWA Tenant-Based Rental Assistance	Affordable Housing	HOPWA: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		228	0	0.00%
HOPWA Tenant-Based Rental Assistance	Affordable Housing	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	395	0	0.00%			
HOPWA-Short-Term Rent and Utilities	Affordable Housing	HOPWA: \$	Homelessness Prevention	Persons Assisted	0	0		690	0	0.00%
HOPWA-Short-Term Rent and Utilities	Affordable Housing	HOPWA: \$	Housing for People with HIV/AIDS added	Household Housing Unit	833	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.

HOME and HTF funding were used to meet the following four of eight priority needs in 2023:

Priority 2 development of multifamily housing units and rehabilitation of single family housing units for non-homeless persons with special needs

including the elderly, disabled and households with a member under 6 where lead threat exists.

Priority 3 funding of homeownership units and development of multifamily housing units for households under 30% AMI.

Priority 4 funding of homeownership units and development of multifamily housing units for households 31 - 60% AMI.

Priority 5 funding of homeownership units for households 61-80% AMI.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	518	273	0	0	11
Black or African American	1,657	552	0	0	54
Asian	0	21	0	0	1
American Indian or American Native	10	10	0	0	0
Native Hawaiian or Other Pacific Islander	0	5	0	0	0
Total	2,185	861	0	0	66
Hispanic	94	97	0	0	4
Not Hispanic	74,455	764	0	0	62

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

Narrative

CDBG assisted 181 families that identify as multi-racial and 7 families that identify as African American and White. The total number assisted is 7158. Of this number, 4,785 did not provide racial and ethnic composition information.

CDBG-CV assisted 13,784 homeowners consisting of 10,233 White families, 2,549 Black or African-American families, 77 Asian families, 246 American Indian/Alaskan Native, 3 Asian and White, and 263 multi-racial. CDBG-CV also assisted 5,222 renters consisting of 3,550 White families, 1,260 Black or African-American families, 38 Asians, 10 American Indian/Alaskan Natives, 127 multi-racial families. 77 African-American and White families, 151 American Indian/Alaskan Native and Black or African Americans, and 1 Asian and White family.

For **HOME** and **HTF** data, assumptions made in the above table include that all households are of the same race/ethnicity as the reported head of household. Additionally, households reporting Other-multi-racial are not captured in the above table. Based on IDIS activity reports 45 HOME-assisted households are multi-racial.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	49,908,393	
HOME	public - federal	26,956,655	30,093,727
HOPWA	public - federal	4,061,957	
ESG	public - federal	5,339,223	
HTF	public - federal	9,349,939	10,445,000

Table 3 - Resources Made Available

Narrative

In 2023, \$xxx in CDBG funds were drawn; however, none of the funds were from the FY20232 allocation. The CDBG FY2023 grant agreement was approved in the last quarter of 2023. The FY2023 funds will be disbursed beginning the 2024 program year. As of 2023, the NC CDBG-CV program expended 72.98% of CDBG-CV funds (\$58,325,760 of \$79,918,890 awarded) and per PR23 \$6,710,528 of those funds were expended in 2022. Additionally, most of the CDBG-CV funds (\$48,363,788) were used under the HOPE program administered by the NC Office of Recovery and Resiliency (NCORR). In 2022, NCORR expended \$1,149,469.96 towards CDBG-CV public services activities under the HOPE program. The HOPE program provided for emergency rent, mortgage, and utilities payments to low-to-moderate income households with a goal of providing housing stability during the shelter-in-place orders, alleviating the spread of COVID-19. For more details, see the attached PR23 CDBG-CV Summary of Accomplishment and PR26 CDBG-CV Financial Summary.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

HOME/HTF : In 2023, HOME funds supported 820 units in 73 counties. HTF supported 625 units in 7 counties.

CDBG/CDBG-CV: In 2023, CDBG and CDBG-CV continued outreach to 96 of the state's 100 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.

The NC **CDBG-CV** program produced **\$408,723.64** in financial leverage from local governments and communities to expand COVID-19 activities and initiatives funded by the program. **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. The 25% HOME Match obligation was satisfied by the NC HOME Match annual GA appropriation and Mortgage Revenue Bonds. HOME Match was used to finance one rental projects. **CDBG**: In North Carolina, each of the three CDBG programs have different match and leverage requirements. The CDBG Neighborhood Revitalization (CDBG-NR) and CDBG Infrastructure (CDBG-I) encourage, but does not require leverage. Projects, however, with local contributions and other non-CDBG sources, receive additional points for the competitive funding cycles. The CDBG Economic Development (CDBG-ED) Programs are non-competitive and require at least a 25% match from the participating locality unless the project is located in the most economically distressed counties (Tier 1). For **ESG**, a dollar-for-dollar match is required by grantees.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	52,432,483
2. Match contributed during current Federal fiscal year	1,571,149
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	54,003,632
4. Match liability for current Federal fiscal year	1,484,595
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	52,519,037

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
25% MRB	09/30/2023	0	0	0	0	0	371,149	371,149
ST HOME Match	09/30/2023	1,200,000	0	0	0	0	0	1,200,000

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 \$
33,103,870	16,473,494	13,000,503	0	36,576,861

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	5	0	0	0	0	5
Number	57,027,827	0	0	0	0	57,027,827
Sub-Contracts						
Number	220	1	0	3	37	179
Dollar Amount	65,961,646	62,147	0	193,199	11,838,626	53,867,674
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	57,027,827	0	57,027,827			
Number	5	0	5			
Sub-Contracts						
Number	220	20	200			
Dollar Amount	65,961,646	3,981,888	61,979,758			

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	1,000	0
Number of Non-Homeless households to be provided affordable housing units	2,500	1,152
Number of Special-Needs households to be provided affordable housing units	983	293
Total	4,483	1,445

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	228	0
Number of households supported through The Production of New Units	1,700	915
Number of households supported through Rehab of Existing Units	400	193
Number of households supported through Acquisition of Existing Units	500	337
Total	2,828	1,445

Table 12 – Number of Households Supported

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

The annual goals for HOME and HTF were to produce 1700 new multifamily units, rehabilitate 400 existing single-family units, and help home buyers purchase 500 existing single-family units. Actual production results varied and number of units produced fell below goals due to remaining pandemic-related hurdles, access to labor, and increased costs.

Discuss how these outcomes will impact future annual action plans.

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

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	HTF Actual
Extremely Low-income	0	44	58
Low-income	0	442	
Moderate-income	0	0	
Total	0	486	

Table 13 – Number of Households Served

Narrative Information

For HOME, the number of households served within the above table was gathered from IDIS using PR-23.

For HTF, the number of households served within the above table was gathered from IDIS using PR-105.

There were 442 low-income households (between 30% and 80% AMI) and 44 extremely low-income households (below 30% AMI) served through HOME. There were 58 extremely low-income households served through HTF.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

Actions taken to address the needs of public housing

The North Carolina Housing Finance Agency assists public housing authorities with the rehabilitation of their housing units or through the Rental Assistance Demonstration (RAD) program using Low Income Housing Tax Credits, Rental Development Program, or Supportive Housing Development Program.

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

To address homeownership needs, NCHFA has had about 8 PHA's as Community Partners Loan Partners (CPLP). Current active members include NC Indian Housing Authority and High Point Housing Authority. Each partner offers programs that prepare renters to become homeowners using their Section 8 vouchers.

Actions taken to provide assistance to troubled PHAs

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

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

The Analysis of Impediments to Fair Housing Choice in the State's 2021-2025 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 guidance and resources to partners across the state. These efforts are outlined in our response to 91.520(a). A copy of the plan is located on the NC Commerce website at www.commerce.nc.gov.

NC Commerce has also partnered with the NC Justice Center and NC Legal Aid to provide fair housing training to CDBG grantees and NC Commerce staff. Training will also be available for Spanish-speaking persons.

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 development and purchase of affordable housing as well as financing the rehabilitation of homes for people and families who are low income, elderly, and disabled.

The Rural Economic Development Division (REDD) of NC Commerce mission is to engage, enhance, and help transform rural communities in North Carolina. In FY 2022, REDD expanded its' base of community partners, increased investments in rural communities, and elevated its engagement with stakeholders. Using CDBG funds, REDD issued an additional round of funds to target economically distressed communities by increasing the maximum grant up to \$5 million. The goal was to reach more low-to-moderate income households by increasing funding to help communities address critical housing and community development needs. One example of a funded project is the Town of Elizabethtown. CDBG funds are being used to deter crime by providing street lights and pedestrian improvements in an area that has been underserved by the town for multiple decades. In addition, the CDBG funds will be used to build a community center and make playground improvements for the residents.

Additionally, the NC CDBG Program continues to serve underserved household through the improvement of homeowner occupied rehabilitation primarily for elderly and disabled persons, improving water and sewer access, supporting public facilities such as senior community centers and emergency shelters, and creating jobs for low-to-moderate income persons.

ESG and HOPWA funds also continue to serve underserved populations.

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

The NCHFA Single-Family Rehab Loan Pool program provides forgivable loans to rehabilitate moderately deteriorated owner-occupied homes, primarily targeting homeowners below 80% of area median income with elderly, disabled and/or veteran household members, as well as households with a child under the age of 6 who is frequently present in the home that contains lead-based paint hazards.

CDBG allows funding to address lead-based paint hazards in existing residential buildings.

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, all the NC Consolidated Plan Partners are 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. Additionally, the economic development activities require the creation and retention of jobs for low-income persons increasing employment opportunities for poverty-level families.

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

n/a

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

NCHFA continues to develop relationships and communicate with private and public housing organizations and social service agencies.

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 2021-2025 Consolidated 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 and language guidance and resources to partners across the state. HOME-funded partners for the SFRLP, CPLP, and SHLP programs (single-family rehab and home buyer assistance programs) were required to document completion of fair housing and LEP training whether taken locally, offered virtually by HUD or Habitat International, or as part of a qualified loan officer or housing counselor certification. 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 – A Quick Guide for Property Managers" and the "Tenant Selection Plan Policy" policy. NCHFA reviews properties' tenant selection plans to ensure conformity to the memo and fair housing laws and regulations. HOME-funded partners who assist homeowners and homebuyers

must create and implement a Marketing/Outreach Plan. The Marketing/Outreach Plan helps the partners effectively market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for assistance. The Marketing/Outreach Plan includes strategies designed to attract homeowners and homebuyers regardless of race, color, religion, sex, familial status, or disability, and describes initial advertising, outreach, and other marketing activities to inform potential homeowners and homebuyers of available assistance. HOME-funded rental developments must create and implement an Affirmative Fair Housing Marketing Plan (AFHMP). The AFHMP helps owners/agents effectively market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy. The AFHMP assists marketing strategies designed to attract renters regardless of race, color, religion, sex, familial status, or disability, and describes initial advertising, outreach (community contacts) and other marketing activities which inform potential renters of the existence of units.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

Presently, most public meetings, workshops, and hearings are held virtually and in previous years in facilities that are accessible to people with disabilities or held electronically so any member of the public can attend via the internet. 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. The Citizens Participation Plan is available at www.commerce.nc.gov.

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

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

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.

During the 2023 monitoring cycle, the Agency's HOME rental portfolio consisted of 189 completed properties in the HOME affordability period. All properties received an annual asset management review, and a tenant file review and physical inspection have been performed in accordance with HOME monitoring requirements, except for 3 instances:

- A tenant file review was not performed for Catawba Landing or Booker Park South. Physical inspections for both properties were conducted in 2023 and tenant file reviews are scheduled for 2024.
- A physical inspection was not performed for Salem Gardens Apartments. Tenant file were reviewed for this property in 2023 and a physical inspection is scheduled for 2024.

All properties were found to be in compliance as of the end of 2023, with the following exceptions (see attached chart):

Property Name	Location	Total Units	Monitoring Cycle	Issue	Action Plan/ Status
Arc Scattered Sites Wilmington	Wilmington	16	2022	Multiple clogged bathroom sinks. Bathroom door in one unit needs adjustment, not latching and locking. Kitchen range hood exhaust fan is missing the filter and it should be replaced in one unit. Observed discolored (black) section of wall in bathroom near tub in one unit. One room in a unit unable to be inspected due to lack of keys for accessing the bedroom.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
Arc Scattered Sites Wilmington	Wilmington	16	2023	Multiple issues: Annual Owner Certification not submitted. Income and assets not third party verified in one file. Tenant Income Certification not signed in two files.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
Arc Scattered Sites Wilmington	Wilmington	16	2023	Multiple Issues: Expired fire extinguisher in one unit. Bathroom door not latching in 2 units. Inoperable range hood in one unit. Loose/missing floor tiles in two units. Damaged trim around living room ceiling in one unit.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
Blue Springs Apts	Jacksonville	40	2023	Overgrown trees near the back of building 400 need to be removed.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
CAC of Metrolina #6	Charlotte	5	2023	Multiple issues: Annual Owner Certification not submitted. Income and assets not third party verified in two files. Tenant Income Certification missing in one file. VAWA form not signed in one file.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
CAC of Metrolina #6	Charlotte	5	2023	One unit has bedroom door that doesn't latch and window that won't remain raised.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
CAC of Metrolina #7	Charlotte	8	2023	Multiple issues: Annual Owner Certification not submitted. Tenant Income Certification missing or unsigned in several files. Lease missing or unsigned in several files. Application missing or unsigned in two files.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
CAC of Metrolina #8	Charlotte	8	2023	Multiple issues: Annual Owner Certification not submitted. Tenant Income Certification, lease and application missing in one file. Income and assets not third party verified in same file.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
CHC of Cabarrus County #2 Group Home	Concord	8	2023	Multiple issues: Annual Owner Certification not submitted. Tenant Income Certification missing or unsigned in several files. Income and assets not third party verified in multiple files.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
CHC of Cabarrus County #2 Group Home	Concord	6	2023	Toilet loose in one unit.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
Community Apartments Corporation of Randolph County	Asheboro	10	2022	Housekeeping needs to be addressed with one resident, excessive trash throughout, heavy grease buildup on stove and heavy cigarette smoke damage.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
Community Apartments Corporation of Randolph County	Asheboro	10	2023	Multiple issues: Annual Owner Certification not submitted. Income and assets not third party verified in one file. Tenant Income Certification missing in one file.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
Elders Peak Apts	Raleigh	48	2023	Sprinkler system report not provided for property.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
Hodges Creek Apts	Raleigh	50	2022	Strobe lights for alarm does not work in one accessible unit. Failed emergency lights in one building. Fire sprinkler report deficiencies that have not been addressed.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
Hollenden Apartments	Raleigh	22	2023	Inoperable GFCI receptacle in one unit. Missing light fixture by mailbox.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
LIFE House of Durham	Durham	24	2023	Utility allowance documentation not provided. Tenant Income Certification missing in one file. Income and assets not third party verified in two files.	
New Blevins House	Durham	8	2023	Emergency Auxiliary light not working in two locations.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
Partnership Village - Phase III	Greensboro	12	2023	Utility allowance documentation not provided. Income and assets not third party verified in two files.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
SC Green Level Apartments	Cary	12	2022	One unit with missing recertification.	Working with management to resolve file issue. Unit appears to be rented to eligible household, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
SC Green Level Apartments	Cary	12	2023	Annual Owner Certification not submitted. Tenant Income Certification missing in several files.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
Tyler Run I	Edenton	51	2023	Verification illegible in one file. Some assets omitted from verification process in 3 files.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
Tyler Run I	Edenton	51	2023	Issues with refrigerator in one unit.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
Tyler Run II	Edenton	60	2023	Tree overhang touching one building. Gutter on one building needs replacing. Dumpster enclosure damaged.	NCHFA will reinspect in 2024 to ensure items found have been corrected.
United Manor Courts	Tarboro	50	2022	Multiple issues found during file review: 1) Mgmt has not submitted an updated Tenant Selection Plan required to comply with new Fair Housing Guidance. 2) Management has failed to use the HOME lease addendum for several units. 3) Management did not provide all pages of the source documentation for income and asset verifications.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
United Manor Courts	Tarboro	50	2023	Multiple issues: Annual Owner Certification not submitted. Tenant Income Certification missing or unsigned in several files. Income and assets not third party verified in multiple files.	Working with management to resolve file issues. Units appear to be rented to eligible households, but documentation is imperfect. Management will be required to attend training. Action plan accepted.
United Manor Courts	Tarboro	50	2023	Multiple Issues: Entire property in severe disrepair.	Owner is working with the US Dept of HUD to submit a refinance package to obtain funding for rehab.

2023 HOME Monitoring Chart

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

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 expended \$13,000,502.98 in program income in 2023. Program income was 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, disabled and/or veteran household members, as well as households with a child under the age of 6 who is frequently present in the home that contains lead based paint hazards. SHLP provides amortizing first participating mortgages to complement funds provided by nonprofit partner organizations such as Habitat for Humanity and to leverage more productivity for homebuyers who are typically 30% - 60% of area median income. CPLP offers deferred, second mortgages that are generally combined with the NC Home Advantage Mortgage, targeting homebuyers whose incomes are less than 80% of area median income.

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)

NCHFA's Rental Production Program leverages private, state, federal (including HOME, HTF, and LIHTC), and local financing to finance development of affordable housing across the state. In 2023, RPP funded projects that created 1,126 affordable units across North Carolina.

NCHFA's Supportive Housing Development Program (SHDP) funds development of supportive housing options for low-income North Carolinians with disabilities. SHDP funds awarded in 2023 funded 331 affordable apartments and shelter accommodations.

NCHFA also has two state-funded homeowner rehabilitation programs: the Displacement Prevention Program (DPP) and the Urgent Repair Program (URP). DPP works with the state's Independent Living Rehabilitation Program to provide accessibility modifications that enable low-income homeowners with

severe mobility impairments to remain in their home. URP provides loans to homeowners through nonprofit organizations, units of local government, and regional councils to correct housing conditions that pose an imminent threat to life, safety, or displacement of low-income households. In 2023, DPP and URP rehabilitated 677 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 payments		
Tenant-based rental assistance		
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds		
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds		
Total		

Table 14 – HOPWA Number of Households Served

Narrative

CR-56 - HTF 91.520(h)

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

The state fully complied with its approved HTF allocation plan and the requirements of 24 CFR part 93. Seven multi-family projects were completed in 2023, placing in service 58 units.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	58	0	0	58	0	58
Homebuyer	0	0	0	0	0	0

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

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	20	0	0	0	3
Total Labor Hours	23,695	0			20,789
Total Section 3 Worker Hours	6,641	0			4,392
Total Targeted Section 3 Worker Hours	59	0			0

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	1				1
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				1
Direct, on-the job training (including apprenticeships).					
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).	1				
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				1
Technical assistance to help Section 3 business concerns understand and bid on contracts.	1				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	1				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	1				
Held one or more job fairs.	1				
Provided or connected residents with supportive services that can provide direct services or referrals.	1				
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.	1				
Assisted residents with finding child care.	1				
Assisted residents to apply for, or attend community college or a four year educational institution.	1				
Assisted residents to apply for, or attend vocational/technical training.	1				
Assisted residents to obtain financial literacy training and/or coaching.	1				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	1				
Provided or connected residents with training on computer use or online technologies.	1				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	1				

Other.	1				
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

NCHFA provides semi-annual training to partners to assist with Section 3 efforts. Additionally, NCHFA provides resources, forms, guidance, and other assistance to its partners.

CDBG grantees are required to adopt a Section 3 plan and implement activities.

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
UEI
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 Mr
First Name Kody
Middle Name M
Last Name Kinsley
Suffix
Title Secretary

ESG Contact Address

Street Address 1 101 Blair Drive
Street Address 2 2001 Mail Service Center
City Raleigh
State NC
ZIP Code -
Phone Number 9198553480

CAPER

Extension
Fax Number
Email Address kody.kinsley@dhhs.nc.gov

ESG Secondary Contact

Prefix Mr
First Name Joseph
Last Name Breen
Suffix
Title Section Chief, Planning
Phone Number 9198553435
Extension
Email Address joseph.breen@dhhs.nc.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2023
Program Year End Date 12/31/2023

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

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
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	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 24 – Shelter Capacity

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

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2021	2022	2023

Table 29 - Total ESG Funds Expended

11f. Match Source

	2021	2022	2023
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2021	2022	2023

Table 31 - Total Amount of Funds Expended on ESG Activities