

## 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 Consolidated Annual Performance and Evaluation Report (CAPER) details the housing and community development activities undertaken by the City of Concord and the Cabarrus, Iredell, and Rowan HOME Consortium during the program year 2021-2022. This program year commenced on July 1, 2021 and ended June 30, 2022. The City of Concord as well as the HOME Consortium Members implemented projects and activities that were identified as the needs and priorities outlined within the five (5) year Consolidated Plan. Priority needs from 2020 through 2024 calls for a continued concentrated effort within the lower wealth communities of Concord and throughout Cabarrus, Iredell, and Rowan counties. These efforts are designed to preserve the existing housing stock and provide decent, safe, affordable, housing for both renters and owners. The following activities are being carried out while addressing the needs in this area: housing assistance through rehabilitation, preservation of the existing housing stock, new construction on vacant lots, down payment assistance, homeownership counseling and education, working with lenders to identify special programs/products for low to moderate income homebuyers, addressing lead-based paint issues, support and implement revolving loans for rehabilitation, support local Continuum of Care Plan, economic development, fair housing education, and overall neighborhood revitalization. Public facilities and public services are supported that help provide tutoring, adult daycare, and criminal justice assistance just to name a few.

### 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
Acquisition	Affordable Housing	CDBG: \$	Other	Other	1	1	100.00%			

Administration of Federal Programs	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	7	7	100.00%			
CARES 3	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$604865 / CARES: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		150	150	100.00%
CARES 3	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$604865 / CARES: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	500	100.00%			
Creation of decent affordable housing	Affordable Housing	CDBG: \$675769 / HOME: \$	Homeowner Housing Added	Household Housing Unit	5	7	140.00%	3	7	233.33%
Creation of decent affordable housing	Affordable Housing	CDBG: \$675769 / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	7	140.00%	8	7	87.50%

Creation of decent affordable housing	Affordable Housing	CDBG: \$675769 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		5	5	100.00%
HOME Acquire/Rehab/Resell	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	3	7	233.33%			
Neighborhood Development	Non-Housing Community Development	CDBG: \$	Other	Other	1	1	100.00%			
Provide resources for rehabilitation		CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	3	3	100.00%			
Provide resources to prospective LMI homeowners	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	12	14	116.67%			
Provide resources to special needs population	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%			
Provide resources to special needs population	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	13843		0	13875	

Provide resources to special needs population	Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0			2	428	21,400.00%
Support Artisan's Village	Non-Housing Community Development	CDBG: \$	Other	Other	1	1	100.00%			

**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.**

During FY 2021-2022, Community Development Block Grant (CDBG) activities were conducted in accordance with the priority goals and objectives identified in the 2020-2024 Consolidated Plan. The City of Concord’s total CDBG program allocations for FY 2021-2022 were \$685,728. Funds were distributed among owner-occupied housing rehabilitation; assistance to nonprofits (public services), public facilities, and administration. As per regulation, a jurisdiction cannot spend more than 15 percent of its allocated FY 2021-2022 grant amount on public services and cannot spend more than 20 percent on administrative costs, irrespective of actual expenditures during the program year. According to the Integrated Disbursement and Information System (IDIS) PR26 Financial Summary Report, the City of Concord spent 08.29 percent of its allocated FY 2021-2022 grant amount on public services and 15.91percent of its allocated grant amount on administration costs.

## 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
White	5,297	8
Black or African American	5,400	6
Asian	14	0
American Indian or American Native	16	0
Native Hawaiian or Other Pacific Islander	13	0
<b>Total</b>	<b>10,740</b>	<b>14</b>
Hispanic	7,683	0
Not Hispanic	8,335	14

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

### Narrative

The City of Concord as well as the HOME Consortium that serves Cabarrus, Rowan, and Iredell Counties attempts to address the identified needs of the low to moderate income communities. These communities are all within qualifying HUD designated Census Tracts. These tracts are composed of a broad range of races and ethnicities.

Other Races not listed in above fields: American Indian/Alaskan Native/White: 11, Asian & White: 4, Black/African American & White: 27, American Indian/Alaskan Native & Black/African American: 1, and Other multi-racial: 5,245 for TOTAL of 5,288. This number would make a total of 16,018 identified racial and ethnic populations receiving assistance.

**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	1,884,711	1,065,672
HOME	public - federal	7,606,824	325,170
Other	public - federal	241,862	83,494

**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
Concord Service Area		100	City of Concord
HOME Consortium Service Area	100	100	3 counties: Cabarrus, Iredell, and Rowan

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

## 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 City of Concord uses local general funding in addition to CDBG and HOME funds to accomplish the Consolidated Action Plan objectives. Partnerships consisting of public, private, and non-profit firms are encouraged to come together and develop strategies to incorporate external funding sources.

Federal funds often leverage other funding sources. Consortium members leverage their funds in a variety of ways. Each active member of the Consortium is required to provide a 25 percent match for all funds received through the HOME program. Match obligations may be fulfilled through a variety of methods, including, but not necessarily limited to project by project basis, the following: non-federal funding that include local general funding allocated for affordable housing, land equity, and grants.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	1,287,482
2. Match contributed during current Federal fiscal year	347,351
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,634,833
4. Match liability for current Federal fiscal year	347,351
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,287,482

**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
HOME	06/30/2022	347,351	0	0	0	0	0	347,351

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	109,935	0	0	0

Table 7 – Program Income



<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	84,525	84,525	0	0	0	0
Number	3	0	0	0	0	3
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	84,525	84,525	0			
Number	3	3	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

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

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

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

<b>Relocation and Real Property Acquisition</b> – 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	4
Number of Non-Homeless households to be provided affordable housing units	5	8
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>5</b>	<b>12</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	3	7
Number of households supported through Rehab of Existing Units	8	7
Number of households supported through Acquisition of Existing Units	2	0
<b>Total</b>	<b>13</b>	<b>14</b>

**Table 12 – Number of Households Supported**

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

The City and the HOME Consortium were able to meet and slightly exceed some goals for the program year. Unmet goals were due to Covid restrictions, rising costs, the lack of qualified applicants or applicants that didn't meet program guidelines. We did not set any goals to meet for the homeless and special needs households, as we contributed financial support to organizations which serve these households.

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

Covid protocols and restrictions have impacted our outcomes. Covid has mandated the need to be more creative in forming collaborations and partnerships to help us provide additional affordable housing opportunities. We also need to address the human development needs which support homeownership credit and financial counseling, education, and training efforts so that prospective applicants have greater access to the available affordable housing opportunities. Lastly, rising costs of rehab has adversely impacted LMI homeowners.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	14	3
Low-income	30	3
Moderate-income	0	8
<b>Total</b>	<b>44</b>	<b>14</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The City of Concord as well as the HOME Consortium that serves Cabarrus, Rowan, and Iredell Counties attempts to address the identified needs of the low to moderate income communities. WE all have done projects for qualifying LMI clients that may not live in qualifying HUD designated LMI census tracts. Our clients are composed from of a broad range of races and ethnicities.

## **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**

Concord, Cabarrus County, Kannapolis, Salisbury, and Rowan County work with the Piedmont Regional Continuum of Care (PRCoC), established in February 2005, which consists of five counties: Cabarrus, Davidson, Rowan, Stanly and Union. The PRCoC is a collaborative effort among stakeholders to reduce and eliminate homelessness. The PRCoC assesses the housing needs and works collaboratively with HUD and the State of North Carolina, County, and City agencies to secure grants and request funding to develop affordable housing opportunities for the chronically homeless throughout the five-county area.

Concord and PRCC work together to provide leadership and direction in the analysis of community needs and develop solutions to attack the multi-faceted causes of homelessness. The objectives are to provide opportunities for residents to gain access to nourishment, health care, education, employment, recreation, self-sufficiency, safe affordable housing and a good quality of life. The City of Concord provided resources to public services i.e. CCM and Salvation Army.

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

Preventing homelessness throughout the community is one of the City's as well as the HOME consortium members priorities, as indicated in the Five-year Consolidated Plan. Although the City of Concord nor any of the HOME members directly address homelessness, all members supports and funds agencies that actively address the needs of the homeless population. In the 2021-2022 Program Year, the City of Concord expended \$34,000 of the total public services funding of \$73,131 to the following listed public service organizations.

- **The Salvation Army** Night Shelter Program provides a safe sleeping sanctuary for the homeless persons. The agency provides separate sleeping quarters for men, women, and children year-round. It houses separate showers and laundry equipment for all occupants. The residents receive case management services to help them progress toward independent living, as well as assistance accessing healthcare, treatment, employment, and vocational resources. Classes are provided offering topics such as keeping healthy, household budgeting, job interviewing skills, resume preparation and drug and alcohol abuse awareness. (\$12,500)
- **Serenity House/Hope Haven, Inc.** provides work development and rehabilitation for homeless men who are recovering from drug and alcohol addiction. Hope Haven is an all-male residential facility serving clients 18 years of age and older. Rehabilitation was provided to 12 males recovering from drug or alcohol addiction in FY 2021-2022. (\$6,000)
- **Opportunity House's** mission is serving the people of Cabarrus County by provide resources to

meet the physical, mental, emotional, and spiritual needs of the homeless and the disadvantaged and to collaborate with community constituents to develop and implement practical solutions that address the root causes of homelessness. (\$6,500)

- **Cooperative Christian Ministry** serves Cabarrus and Southern Rowan Counties through programs that move people from crisis to restoration by helping to relieve hunger and food insecurity; keeping families together in their home; and addressing homelessness and housing crisis (\$9,000)

**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**

The City of Concord will continue to support agencies and organizations like Salvation Army, Opportunity House, and CCM that address homeless issues in conjunction with the Continuum of Care and the 10-year Plan to End Homelessness. Through these partnerships we help provide guidance, data, and advocacy on the issues that impact the City of Concord and the HOME Consortium Service Area.

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

The City of Concord will continue to support agencies and organizations like Salvation Army, Opportunity House, and CCM that address homeless issues in conjunction with the Continuum of Care and the 10-year Plan to End Homelessness. Through these partnerships we help provide guidance, data, and advocacy on the issues that impact the City of Concord and the HOME Consortium Service Area (Cabarrus, Iredell, and Rowan Counties).

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

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

Public housing administrators within the HOME Consortium service area administer programs which encourage and develop the self-sufficiency of public housing residents and Section 8 recipients. In coordination with these programs, other educational opportunities are made available to foster continued development of the individual intellectual capital of public housing assistance recipients. All of these programs are designed to equip participants with the necessary skills to exit public or publicly assisted housing and potentially prepare them for the responsibilities of homeownership as well as market rate rental housing. Many of the Community Housing Development Organizations provide homeownership counseling, budgeting, and homebuyer's education to ensure that residents receive much needed skills to exit subsidized housing. In addition, there are many activities that improve the communication from administration to housing residents with the desired outcome of building the community from within.

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

The City of Concord supports and promotes our Housing Department's Family Self-Sufficiency (FSS) Program for public housing and Section-8 residents. The City of Concord also markets HOME assisted housing projects as well as our down payment program to public housing residents. The objective of the FSS program is to reduce the dependency of welfare-assistance by identifying individual needs and providing educational methods and employment opportunities leading to economic independence. The Housing Department helps participants become homeowners by partnering with local CHDOs to provide homebuyer counseling and education classes.

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

No action taken or needed because our Housing Authority is not considered "troubled".

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

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

The Consortium will always review how public policy may affect groups or individuals in various ways. However, most of the time policies are put in place to make environments more equitable. There are instances where public policy will adversely affect a group more so than others, but there are not any policies, staff is aware of, in place that limits growth and adversely affect the return on residential investment. Most policies are designed to enhance the quality of life for all residents regardless of economic status. The City of Concord and respective HOME Consortium members conducts an Analysis of Impediments to assess barriers for LMI residents. The Analysis of Impediments was prepared/presented on June 30, 2020.

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

The City of Concord and Cabarrus/Iredell/Rowan HOME Consortium have a commitment to reduce the number of households with incomes below the poverty level and have, therefore, set forth the following objectives which improve quality of life:

### **i. Education**

Education and counseling are the key to breaking the cycle of poverty. Frequently individuals with extremely low incomes do not have the basic skills or accreditation to increase their incomes. Literacy education, improving employment skills, and financial management are key tools in assisting these individuals obtain a higher quality of life.

### **ii. Rehabilitation of owner occupied homes**

Providing rehabilitation assistance to low- and moderate-income homeowners clearly has a substantial effect on improving a family's quality of life. Not only does the rehabilitation provide a healthy, safe living environment and extend the life of the house, but it also provides the owner with immediate equity on the home.

### **iii. Improve quality of life and ability to gain wealth**

Construction of affordable housing and down payment assistance are excellent ways to counteract the often-unaffordable housing market for the low- and moderate-income populations. Such actions will help individuals that may not have the resources to purchase a home by making affordable housing available, providing down payment and closing cost assistance, removes these gaps and directly assists low- and moderate-income families to become home owners.



**iv. Remove gaps within home acquisitions.** HOME Members are looking to increasing DPA to bridge gap between price and household available funds.

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

Lead-based paint (LBP) can be found in homes built before 1978, at which time it was banned for residential use. Although there are a number of older homes in this area, only a small number of poisoning cases have been reported in recent years. City of Concord and Consortium members are responsible for the disclosure, testing, and potential abatement to assisted units suspected of lead. If a child tests positive, plans are in place to pursue appropriate health care providers immediately. If elevated lead levels are found in a child, the defective paint will be abated according to lead-based paint regulations. To date, so few children are known to have tested positive that Consortium members feel lead-poisoning is not a significant problem in their communities.

Homeowner is given the *Renovate Right* pamphlet prior to construction. A lead-based paint test is performed on all homes built prior to 1978. If lead based paint is discovered, a certified lead removal firm is used.

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

The City of Concord and Cabarrus/Iredell/Rowan HOME Consortium have a commitment to reduce the number of households with incomes below the poverty level and have, therefore, set forth the following objectives which improve quality of life:

**i. Education**

Education is the key to breaking the cycle of poverty. Local non-profit organizations and community educators have been instrumental in providing education to families and individuals. Frequently individuals with extremely low incomes do not have the basic skills or accreditation to increase their incomes. Literacy education, improving employment skills, and financial management are key tools in assisting these individuals obtain a higher quality of life.

**ii. Rehabilitation of owner-occupied homes**

Providing rehabilitation assistance to low- and moderate-income homeowners clearly has a substantial effect on improving a family's quality of life. Not only does the rehabilitation provide a healthy, safe living environment and extend the life of the house, but it also provides the owner with immediate equity on the home

**iii. Improve quality of life and ability to gain wealth**

Zoning Ordinances play a major role in the development of affordable housing because developers often

feel that zoning requirements are too stringent and not cost effective to construct affordable housing. Providing incentives to developers and adopting less stringent zoning requirements for affordable housing are ways to help overcome some of the housing barriers faced by low- and moderate-income persons. [MC1]

**iv. Remove gaps within home acquisitions**

Construction of affordable housing and increasing the amount of down payment assistance are excellent ways to bridge gap between price and household available funds for the low- and moderate-income populations. Such actions will help individuals that may not have the resources to purchase a home by making affordable housing available and providing down payment and closing cost assistance. Removing these gaps will directly assist low- and moderate-income families become home owners .

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

As lead entity, the City of Concord will provide technical support to groups, organizations or individuals that work with low- and moderate-income individuals. Furthermore, the City will make attempts to partner with other organizations to ensure that the community has knowledge of programs offered and the requirements for participation. Staff routinely partners with service providers throughout the community to assess their community services to limit the duplication of service and limit residents need to contact multiple agencies. As the host, Concord also provide educational opportunities for public service organizations.

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

The continued partnership between the City of Concord, HOME Consortium, Habitat and the respective local Housing Authorities allows for more affordable housing units to be available for lower wealth residents. As agencies face reductions in annual allocations and increases in cost for rehab/new construction , everyone must be creative in forming partnerships. These partnerships allow for the combination, coordination, and leveraging of financial and intellectual resources. In many cases, this type of coordination will allow for more affordable housing, more programs, and additional community development opportunities for those we are trying to serve. Continued funding, referral cooperation, data, and advocacy will help enhance the partnerships among social services agencies to address both housing and non-housing needs.

**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 City of Concord and the HOME Consortium, in partnership with other agencies and organizations, will both implement and support programs that help address the physical and human development

needs of the low to moderate income communities. These development efforts will help eliminate and mitigate the barriers to affordable housing[MC1] . Those efforts include:

1. Provide and assist in the construction, rehabilitation, and planning of low to moderate income communities and housing.
2. Continue to support CHDOs and non-profits to assist in human development while providing the educational and training needed to work toward securing available social economic opportunities.
3. Provide and assist in down-payment assistance programs, workforce development programs, and financial management programs.
4. Plan for, assist, and support local PHA's with their homebuyer counseling and education program.

## **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**

As the lead entity for the HOME Consortium, the City of Concord is responsible for administering programs covered by the Consolidated Plan and ensuring compliance with HOME Program regulations. While being sensitive to Covid-19 protocols, Staff conducted on-site monitoring for the first-time in 2 years with HOME consortium members. The performance and compliance of each HOME government organization and CHDO is monitored on-site by Concord's Community Development staff on an annual basis; Technical assistance is rendered by staff to members of the Consortium as the need arises. The HOME Consortium also normally meets annually to discuss current issues, updated or new regulations, regulatory issues, etc.

Concord monitoring staff uses HUD's monitoring checklists for on-site monitoring visits for both HOME members and CDBG sub recipients. The on-site monitoring process generally involves the following: Thorough review of files, including performance agreements, reimbursement requests, contracts and other communications. Site visits that entail inspecting construction or rehabilitation work, gathering information and discussing progress of each program. Evaluating administrative capacity and financial management (per HOME requirements) by inspecting and obtaining copies of audits, financial records, etc. Reviewing documentation to ensure the agency is satisfying other federal requirements such as labor, procurement and contract requirements. Evaluating the effectiveness and timeliness of projects. Any agency found to be "at risk" is provided additional technical assistance to help resolve the issues at hand. After evaluating all the necessary information, the City of Concord monitors and writes an assessment letter to the member summarizing the findings. Included are suggestions for organizational improvements or necessary program changes.

CDBG Subrecipient Monitoring: The City provides small grants annually to eight public service agencies to help cover operational costs. Public service agencies must be concerned with the efficiency and effectiveness of service delivery. All subrecipients are required to submit quarterly reports and audits to the City. Since most of the recipients have been funded by the city for a number of years, their efficiency and effectiveness are familiar; therefore, on-site monitoring visits and desk monitoring are rotated every other year. If, however, an agency does not appear to be performing effectively or efficiently, a site visit is promptly made and technical assistance provided. Rental Projects Housing Monitoring: Staff must review annual Project Compliance Reports and perform regular on-site visits throughout the affordability period to ensure continued compliance with: Rent and occupancy requirements, property standards, other Federal requirements (e.g. fair housing, lead-based paint, and

affirmative marketing 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.**

Federal regulations require the CAPER to be submitted to HUD no later than 90 days after the end of the fiscal year. Ad placed in local newspaper on September 4th to provide public information and review where the public could provide questions or comments during the required public comment period, of no less than 15 days. The draft 2021-2022 CAPER became available for public review and comment on September 6, 2022. Copies of the draft 2021-2022 CAPER were made available at the Department of Planning & Neighborhood Development, Community Development Division, City of Concord's Website. As the primary point of contact with HUD, the Department of Planning & Neighborhood Development is responsible for the coordination and preparation of the CAPER.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There were no significant changes in program objectives this year

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

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

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

While respecting COVID-19 protocols, we on-site inspected Wellspring Village, Logan Gardens, CDBG subrecipients, and HOME Consortium members for the first time in 2 years to make sure that compliance had been maintained.

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

The City of Concord has utilized several marketing mediums to reach its target populations. In 2010 the Community Development Division completely revised its homepage on the City's website to provide more extensive information about programs available for the low- and moderate-income population. The new site provides visitors with a comprehensive look at the City's grant programs, including updates on recent and ongoing projects. The City's Facebook page has allowed for the electronic marketing of the City's homebuyer program. We have also benefited from the City access, extra survey applications, and use publicinput.com to help allow public review, input, and comment about the report. Staff also utilizes Neighborly software to show all housing programs and connects faster with contractors for bidding purposes. These online marketing measures have produced a significant increase of citizen inquiry about the homeowner/homebuyer programs over last year. Electronic email marketing to community stakeholders has provided a medium between the City and members of the target population. Covid have limited all face to face marketing efforts. Online marketing with internet sites as well as the City's website has replaced open houses, public housing functions and office visitors. Fair housing events were conducted and presented virtually in response to Covid protocols.

The City plans to continue to build upon the successes of these marketing methods while possibly pursuing other mediums, including broadcast media such as local radio, local access television, recorded video, and other online marketing techniques such as Twitter.

### **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**

### **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)**

The service area is fortunate to have a number of local jurisdictions working together in the respective cities and counties within the HOME Consortium. Local CHDOs and nonprofits, like Habitat, have partnered with the local governments to help address the affordable housing needs in our communities. The City of Concord has also provided resources to address the affordable housing needs in the City of Concord. In fact, Concord currently has eleven (11) LIHTC properties housing resident and two (2) approved for construction. Also, Concord will be providing HOME funds to one of the approved LIHTC projects



### CR-58 – Section 3

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

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours	5,424	0			
Total Section 3 Worker Hours	0	0			
Total Targeted Section 3 Worker Hours	0	0			

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	179	0			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
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).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	24				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
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.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

1. Total Labor Hours -CDBG (from July 1, 2021 – June 30, 2022)= 5,424 hours
2. Qualitative Efforts-Number of Activities by Program – CDBG
  - On August 8, 2021 and August 15, 2021, Holden Building Company, Inc. of Greensboro, NC advertised a Section 3 Business and Employment Notice in English and Spanish in the Independent Tribune (our local newspaper).
  - On September 17, 2021, a Memorandum to Section 3 Individuals & Businesses were provided to the City’s 174 Public Housing residents at four (4) sites and this Memorandum was added to the bulletin boards in the Housing Department’s Neighborhood Works Technology Center and the Housing Department’s Administrative Office.
  - The Housing Department also posted the Memorandum to Section 3 Individuals & Businesses to its website under the News & Events Section on September 17, 2021.
  - On September 30, 2021, the City notified local HUB businesses in the area about this Section 3 project. At total of 24 letters were mailed to the HUB businesses in the local area.

# Attachment

## HUD 2516

Summary of CPD/PIH/HSG Minority Business Enterprise Activity																		
1. FIELD OFFICE Greensboro, NC		CONTACT PERSON Pepper Bejo				# of Grantees in Report	# of Grantees in Jurisdiction	Reporting Period Oct. 1 - Sept. 30 Fiscal YEAR 2021			Summary Report (check one) CPD ____ PH ____ HSG ____ IH ____ X CPD							
2. STATE REPORT North Carolina 8-15-DC-37-0209		NAME: Pepper Bejo PHONE: 704.920.5133 FAX #: 704.920.6962 E-mail: bejope@concordnc.gov				1	1	DATE SUBMITTED 9/30/2021										
GRANTEE	TOTAL # CONTRACTS	TOTAL CONTRACT \$	WHITE AMERICANS		HISPANIC AMERICANS		ASIAN/PACIFIC AMERICANS		NATIVE AMERICANS		AFRICAN AMERICANS		HISIDIC JEWS		TOTAL MBE		WOB'S	
			#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
City of Concord	1	\$23,550		\$23,550											0	\$0.00		
AVM Contractors (women)	1	\$49,675		\$49,675											0	\$0.00		
	1	\$11,399		\$11,300											0	\$0.00		
															0	\$0.00		
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**Summary of CPD/PIH/HSG Minority Business Enterprise Activity**

HUD FORM 2516-A

1. FIELD OFFICE Greensboro, NC		CONTACT PERSON Pepper Bego		# of Grantees in Report	1		No. of Grantees in Jurisdiction	1		Reporting Period Oct. 1 - Sept. 30	Summary Report (check one)							
2. STATE REPORT North Carolina 8-15-DC-37-0209		NAME: Pepper Bego								CPD _____		PH _____		HSG _____		IH _____		
3. TRIBE N/A		PHONE: 704.920.5133								Fiscal YEAR 2021		X CPD						
		FAX #: 704.920.6962								DATE SUBMITTED 9/30/2021								
		E-mail: bebep@concordnc.gov																
GRANTEE	TOTAL # CONTRACTS	TOTAL CONTRACT \$	WHITE AMERICANS		HISPANIC AMERICANS		ASIAN/PACIFIC AMERICANS		NATIVE AMERICANS		AFRICAN AMERICANS		HISIDIC JEWS		TOTAL MBE		WOB'S	
			#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
TOTALS	3	\$64,524.00	0	\$64,525.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
TOTAL w/o WOB		\$84,525.00																
TOTAL w/WOB																		