

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 2018-2019. This program year commenced on July 1, 2018 and ended June 30, 2019. 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 2015 through 2020 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.

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
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	2	2	100.00%			
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	4	6	150.00%	12	6	50.00%
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	9	90.00%	12	9	75.00%
Creation of decent affordable housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	4	80.00%			
Economic Development Opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15	15	100.00%			
Economic Development Opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	2	0	0.00%			

Economic Development Opportunities for low to mod	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	2	0	0.00%			
Provide resources to special needs population	Homeless Non-Homeless Special Needs	CDBG: \$21000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	2	1	50.00%	2	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.

During FY 2018-2019, Community Development Block Grant (CDBG) activities were conducted in accordance with the priority goals and objectives identified in the 2015-2020 Consolidated Plan. The City of Concord’s total CDBG program allocations for FY 2018-2019 were \$587,375. Funds were distributed among owner-occupied housing rehabilitation; acquisition of dilapidated/substandard properties; clearance and demolition; assistance to nonprofits (public services), economic development, and administration. As per regulation, a jurisdiction cannot spend more than 15 percent of its allocated FY 2018-2019 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 09.516 percent of its allocated FY 2018-2019 grant amount on public services and 15.2 percent 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	851	3
Black or African American	1,054	11
Asian	5	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	1	0
Total	2,022	14
Hispanic	21	0
Not Hispanic	2,001	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.

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	CDBG	587,375	417,219
HOME	HOME	1,313,824	356,931
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

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 HOME Consortium Service Area	100	100	3 counties

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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	30,679
2. Match contributed during current Federal fiscal year	376,676
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	407,355
4. Match liability for current Federal fiscal year	20,202
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	30,679

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
City of Concord	11/06/2018	52,419	0	0	0	0	0	0
HOME Consortium	11/06/2018	376,677	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	21,555.000	0	0	21,555.00	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	21,555.00	0	1			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	4	4
Number of Special-Needs households to be provided affordable housing units	0	0
Total	4	4

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	2	0
Number of households supported through The Production of New Units	2	3
Number of households supported through Rehab of Existing Units	3	3
Number of households supported through Acquisition of Existing Units	0	0
Total	7	6

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 most goals for the program year. Unmet goals were due to 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.

These outcomes show we 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.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1234	8
Low-income	160	5
Moderate-income	181	2
Total	1705	15

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Piedmont Regional Continuum of Care (PRCoC), established in February 2005, 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 North Carolina State, 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

Preventing homelessness throughout the community is one of the City's priorities, as indicated in the Five-year Consolidated Plan. Although the City of Concord does not directly address homelessness, it supports and funds agencies that actively address the needs of the homeless population. In the 2018-2019 Program Year, \$55,900 was allocated to the following agencies that address homeless needs:

- **The Cooperative Christian Ministry** Night Shelter Program provides a safe sleeping sanctuary for the homeless persons. The agency provide 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. (\$9,800)
- **Prosperity Community Connection** provides support to the homeless and near-homeless in the City of Concord. The facility provides food, clothing, education and housing for those in need through partnerships with other non-profit organizations. They also coordinate closely with Cooperative Christian Ministries. Food was provided to approximately 180 homeless/near-homeless people in FY 2018-2019. (\$9,000)
- **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 2018-2019. (\$9,700)

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 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 plague 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 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 plague the City of Concord and the HOME Consortium Service Area.

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 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 coordinate closely 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 and build with the community from within.

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

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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 downpayment 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 help 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)

Public policy will always affect groups or individuals in one way or the other. 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, that I am 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.

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:

1. 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.

1. 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.

1. 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.

1. **iv. Remove gaps within home acquisitions**

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 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 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. City of Concord and Consortium members cooperate with county health inspectors to test children under the age of six in homes before rehabilitation work is completed. 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 renovation 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:

1. **i. Education**

Education is 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.

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1. **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.

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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 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. Any plan or strategy in place requires the consistent partnerships of all service providers throughout the community who provide the same services. The production of this plan will facilitate this process

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 to be available. As resources face reductions in our annual allocations, we have to 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.

1. Provide and assist in the construction, rehabilitation, and planning of low to moderate income communities and housing.
1. 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.
1. Provide and assist in down-payment assistance programs, workforce development programs, and financial management programs.
1. 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. The performance of each member government and CHDO is monitored on-site by Concord's Business and Neighborhood 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 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. 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 lead agency monitor 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 monitorings 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. A public comment period, of no less than 15 days, is also required. The draft 2018-2019 CAPER became available for public review and comment on August 28, 2019. Copies of the draft 2018-2019 CAPER were made available at the Department of Planning & Neighborhood Development, Community Development Division, City of Concord's Website, and the City's Main Library. A public notice was placed in the *Independent Tribune* on August 11, 2019 notifying the public of the availability of the draft and opportunity to comment over a 15-day period. As the primary point of contact with HUD, the Department of Planning & Neighborhood Development is responsible for the coordination and preparation of the CAPER.

No comments were received from the public.

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.

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.

Wellspring Village and Logan Gardens

*We randomly inspected 2 units as well as files annually to insure compliance and regulations. We did detect any issues during our inspection

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. These online marketing measures have produced a significant increase of citizen inquiry about the homeowner/homebuyer programs over last year. Flyer distribution continues to prove to be one of the most effective print methods utilized. Advertising flyers have been placed in locations ranging from community centers, and public housing complexes, to employee break rooms and local government offices. Other print marketing to local real estate agencies has provided a medium between the City and additional members of the target population. Face-to-face marketing through open houses, public housing functions and office visitors has provided the City with the greatest number of qualified applicants.

The City plans to continue to build upon the successes of these marketing methods while pursuing other mediums, including broadcast media such as local radio, local access television, and other online marketing techniques such as Twitter and Craigslist. We have now resorted to use the MLS to help us

broaden our marketing efforts for our affordable housing projects.

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

HUD's IDIS Report PR23 "HOME Summary of Accomplishments" shows that 16 units were completed during the program year. Of the 16 units, 1 were rental units serving 2 tenants at or below 80% of median income; with 1 of the rentals serving extremely low income (up to 30% of median income).

With respect to ethnicity, 10 of the 16 units are occupied by Black/African American households. White families accounted for 3 of the 29 and one of the units were occupied by a multi-racial household.

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.