



Mecklenburg County, N.C. First Program Year CAPER

The CPMP Mecklenburg County, N.C. First Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

Mecklenburg County is pleased to present its Consolidated Annual Performance and Evaluation Report (CAPER) for the 2010 Program Year. As an Urban County Entitlement designated by the U.S. Department of Housing and Urban Development (HUD), Mecklenburg County receives annually Community Development Block Grant funds. The 2010 CAPER, describes the projected results and benefits produced by Mecklenburg County as projected by the County's 2010 Annual Action Plan.

General Questions

1. **Assessment of the one-year goals and objectives:**
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
2. **If applicable, explain why progress was not made towards meeting the goals and objectives.**

Describe the manner in which the recipient would change its program as a result of its experiences.

Affirmatively Furthering Fair Housing:

 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.
3. **Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.**
4. **Leveraging Resources**
 - a. Identify progress in obtaining "other" public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Program Year 1 CAPER General Questions response:

1. During the 2010 Program Year, Mecklenburg County made progress towards setting up all administrative functions to efficiently begin administering the County's first Program Year under the Community Development Block Grant Entitlement program. Administrative funds have been expended and funding for all other 2010 Program Year projects have all been allocated.

DESCRIPTION OF PROJECTS: 2010 Program Year

HOUSING ACTIVITIES

Housing Rehabilitation Program: Priority Need: Decent Housing, \$ 73,000 CDBG-National Objective: L/M Income Area Benefit, Eligibility Citation: 24 CFR Part 570.202

Owner-Occupied Emergency Housing Repair: The Davidson Housing Coalition, HAMMERS program will provide emergency housing repairs for approximately 20 area residents residing in the Town of Cornelius or in the unincorporated areas of Mecklenburg County. The primary goal of this program is to reduce the immediate threats to life, health, and safety in homes owned and occupied by low to moderate-income residents in our communities. Priority recipients for services are the elderly, disabled, single parents, or households with five or more inhabitants, including children. Program participants must have an annual income at or below 50% of the area median income.

Housing Need-Objectives: Decent Housing; Urgent Need; L/M Income Area Benefit	
Priority Needs: Retaining & sustaining existing affordable housing stock, and increase affordable housing stock.	
Goal: Retain affordable stock of existing housing for low-income homeowners	Objective: To provide emergency repair for 20 owner-occupied units

PUBLIC INFRASTRUCTURE ACTIVITIES

Water Line Extension: CDBG: \$339,000-Eligibility Citation: 24 CFR Part 570.202(b) (6)

This is a three-year project; which consists of the construction of approximately 12,000 linear feet of 16 inch water line to be installed along Walkers Ferry Road and Mt. Olive Church Road. The goal of the project is to provide public water service (drinking water and fire hydrants) to the residents along Walkers Ferry Road and Mt. Olive Church Road. This area has been identified as meeting the low income requirements and the residents have expressed a desire to have public water service from the Charlotte Mecklenburg Utilities but have not qualified for a water line extension due to the distance exceeding current extension policy limits.

It is estimated that 4,000 linear feet will be installed each project year. Approximately 175 homes and a 200 unit mobile home park would benefit from the

water line extension. Each phase of the project will reserve CDBG funds to cover the cost of income qualifying resident's connection fees for the new water line.

Non-Housing Need-Objectives: L/M Income Area Benefit; Public Facilities Improvement: Water Lines	
Goal 1: Extension of municipal water system	Objective: Provide new connections for L/M income residents
Goal 2: Extension of municipal water system will allow for fire hydrants to be installed by the City of Charlotte	Objective: Provide fire protection for all area residents

GENERAL ADMINISTRATION/PLANNING

General Administration: CDBG: \$103,368, Eligibility Citation: 24 CFR Part 570.206

Funds have been utilized under this activity for costs related to the administration and execution of Community Development projects under the CDBG Entitlement program for the 2010 program year. Eligible administrative cost may include, but not limited to:

- a) General management and program development, oversight and coordination;
 - b) Salaries, wages, and related costs of participating jurisdiction's staff;
 - c) Fair Housing Activities;
 - d) 10 Year Plan to End Homelessness activities;
 - e) Monitoring progress and compliance with program requirements;
 - f) Preparing reports and other documents related to the program for submission to HUD;
 - g) Travel costs incurred for official business in carrying out the program;
 - h) Administrative services performed under third party contracts or agreements;
2. Our current policies and program guidelines are meeting the needs of Mecklenburg County's citizens. Mecklenburg County continues to have a good working relationship with our contractors, non-profits, area local Governments, and developers; and will continue to look for new opportunities for partnerships with various other community based organizations that can assist in the promotion and implementation of the CDBG Entitlement program.

The primary focus of our first year of funding has been to establish systems and guidelines to develop the County's CDBG Entitlement program. Staff has developed processes for procuring projects and securing contracts for said projects; now having established these systems all future program years are expected to operate seamlessly.

3. Within the City of Charlotte and Mecklenburg County, the Charlotte-Mecklenburg Community Relations Committee (CRC) is responsible for the enforcement of fair housing laws, the mediation/conciliation and the litigation of fair housing complaints. The CRC educates and trains citizens in fair housing law compliance and discrimination prevention. The CRC receives, investigates and monitors complaints of discrimination in housing and public accommodations.

The Charlotte-Mecklenburg Community Relations Committee (CRC) has an excellent track record with enforcing Fair Housing laws in the community and continues to outperform regional and national success rates. Through education, outreach and working with other governmental and nonprofit agencies, CRC is dedicated to developing programs to eliminate discrimination and further fair housing.

Impediments Identified¹

Impediment #1: Lack of Access to Affordable Homeownership

As was the situation in the previous Analysis, the importance of homeownership cannot be overstated, both as a means to increase household wealth and as stabilizer in at-risk neighborhoods. The cost of housing in the Charlotte metro area, however, excludes many lower-income households from homeownership. Local efforts must continue to include homeownership education and opportunities for prospective homeowners at the lowest income levels, including thorough and comprehensive information on access to loans, through diligent marketing efforts that reach all segments.

Suggested Steps to Remove this Impediment:

- a. With the economic downturn during the past two years, together with the large number of countywide foreclosures, the cost of housing remains largely a matter of economics in the private sector. It is possible for a public entity, such as Mecklenburg County, to promote homeownership education and opportunities for prospective homeowners at the lowest income levels. Through diligent marketing efforts to all socio-economic segments, the City of Charlotte and Mecklenburg County can provide information on available down-payment assistance and other homeownership programs as well as information on access to loans.
- b. Municipal programs targeted at minorities (particularly African-American and Hispanic residents) should include educating the population on the importance of homeownership and how to access local lending resources.

Impediment #2: Gate-Keeping of Protected Classes

"Gate-keeping" describes the effort of some rental agents to pre-qualify applicants by making sure that the applicant meets certain qualification standards before being shown the property. Then, based on the results of the prequalification, the rental agent shows only certain properties or adjusts the prices of properties in order to control where people live. Gate-keeping is more insidious than outright discrimination, because the applicant is very likely being discriminated against, but just does not know it. This kind of sly discrimination is unfair to both cities and citizens because, by channeling certain races or ethnicities into specific rental units, these agents are creating entire neighborhoods of a single race or ethnicity. Charlotte is a diverse City, and its neighborhoods should reflect that diversity.

The greatest impediment to fair housing choice for African-Americans and people of Latino descent was residential segregation and the economic disparities that foster it. The Community Relations Committee conducted testing and issued a Report, "Housing Discrimination Study (HDS) 2000", to determine the level and type of discrimination faced by both African-Americans and people of Latino

¹ Analysis of Impediments to Fair Housing City of Charlotte 2010

descent in Charlotte/Mecklenburg during 2006. The Report found a significant level of "gatekeeping" of both of these classes. Significant levels of discrimination were found in the Latino community. Charlotte experienced an 87.1 percent growth in its Latino population since the last census; this sub-group currently comprises 11.2 percent (up from 7.4 percent in four years) of the population.

Suggested Steps to Remove this Impediment:

- a. Develop print and media campaign to provide education and outreach to a variety of groups on the fair housing law. This campaign should be carried out in a variety of languages.
- b. Survey (through bi-lingual outreach and education) the Latino community to determine what is driving current housing patterns.
- c. Continue to conduct lending and sales baseline audits to determine what role gate-keeping plays in the lower homeownership rates experienced by African- Americans and Hispanics.

Impediment #3: Increase in Fair Housing Complaints filed by Hispanics

CRC has increased outreach and tenants rights sessions in the Hispanic/Latino community. These actions have heightened interest in identifying and understanding housing impediments facing Charlotte/Mecklenburg's Hispanic/Latino citizenry. This increase in awareness and the growth of the Hispanic/Latino population has resulted in an increase in the number of Hispanic/Latino fair housing concerns.

Suggested Steps to Remove this Impediment:

- a. By providing education and outreach to inform Hispanic/Latino residents of their fair housing rights and testing, the public needs to be apprised of how Hispanics' rights are being violated. Regardless, CRC staff will continue to investigate and resolve any and all complaints filed with CRC.
- b. CRC continues to collaborate and partner with organizations like Community Link, Latin American Coalition, Latin American Council of Charlotte and the Charlotte Coalition for Social Justice, in support of financial literacy, first time homebuyer programs and anti-predatory lending campaigns in the community.
- c. CRC continues to develop print and electronic media to provide education and outreach to a variety of groups on the Fair Housing law.
- d. Neighborhood & Business Services (N&BS) continues to increase its marketing efforts in the HouseCharlotte down payment assistance program, with particular attention paid to minority neighborhoods. N&BS will also collaborate with financial partners, Community Link, Consumer Credit Counseling Services, Charlotte-Mecklenburg Housing Partnership and SocialService.com to disseminate information about available homeownership education programs and access to loan products tailored for lower income households.

4. Meeting Needs of the Underserved

A major initiative to meet underserved needs in the Charlotte/Mecklenburg community is the funding for the development of special needs housing. This includes the completion

of the Arc Mecklenburg project, Ashley Park Senior Apartments and the renovations to Glen Cove a 50-unit development owned by the Charlotte Housing Authority. During the year, the City of Charlotte committed and expended approximately \$6.4 million through the Housing Trust Fund to meet underserved needs.

In addition, the City took the following actions to meet underserved needs:

- In FY-2007, the City of Charlotte and Mecklenburg County adopted the *More Than Shelter* Ten-Year Implementation Plan to End and Prevent Homelessness. In FY2010, the Charlotte City Council, the Mayor and the Mecklenburg County Commissioners appointed a board (The Charlotte-Mecklenburg Coalition for Housing), to ensure implementation of the plan.
 - A total of 1,700 persons were served through the emergency utility and rental assistance programs administered by Crisis Assistance Ministry.
 - Continued support for the Workforce Initiative for Supportive Housing Program (W.I.S.H.), through the County's participation in the Charlotte-Mecklenburg Regional Housing Consortium. This HOME-Funded Tenant-Based Rental Assistance program provides rental subsidies to households earning between 15% and 30% of the area median Income.
5. Mecklenburg County continues to seek grant opportunities through federal, state, and private resources to assist in meeting the needs of the community. For the County's first program year, a local government match of \$600,000 was received for the Walkers Ferry Waterline project and \$9,000 was received from the Davidson Housing Coalition for the Urgent Repair project.

As the County's program matures we anticipate increasing and diversifying match and funding resources.

Managing the Process

1. **Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.**

Program Year 1 CAPER Managing the Process response:

1. Mecklenburg County will ensure that all projects funded meet federal requirements by conducting the following monitoring activities:

Universal

- Development and implementation of proposal applications that encompass program requirements and ensure that these applications are completed for all proposals submitted;
- Utilization of internal checklists to ensure that all proposals submitted meet minimum administrative capacity standards;
- Development and execution of subgrantee agreements with each agency which include specific program provisions;
- Conducting annual on-site monitoring visits for all Public Service, Public Facility, Supportive Housing Program, Economic Development, and CHDO subgrantees in order to ensure compliance with provisions of subgrant agreements.

- Appropriate training for Community Development staff to ensure that staff is kept abreast of program changes.

Housing Activities

Staff will conduct frequent inspections of projects during construction. These on-site inspections are to ensure compliance with minimum standards. The contractors providing services for our clients are expected to produce average to above average workmanship. Contractors who perform below our rehabilitation standards of workmanship will be placed on a probationary status. Failure to comply with the performance criteria may result in rejection of bids, contract termination, and/or removal from the Contractors Register.

Citizen Participation

1. **Provide a summary of citizen comments.**
2. **In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.**

Program Year 1 CAPER Citizen Participation response:

1. During the 2010 Program Year, citizens were given the opportunity to give input on community needs and give comments on the program activities at the following venues.
 - Citizen Participation Meeting held at the Town of Matthews, Town Hall – February 16, 2010
 - Citizen Participation Meeting held at the Town of Cornelius, Town Hall – February 18, 2010
 - Citizen Participation Meeting to review the 2010-2013 Consolidated Plan and the 2010 Annual Action Plan, held at Mecklenburg County Government Center – April 20, 2011
 - Citizen Participation Meeting to review the 2011 Annual Action Plan, held at the Mecklenburg County Government Center – May 27, 2011

No citizen comments have been received to date for any of the aforementioned publications.

Institutional Structure

- 1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.**

Program Year 1 CAPER Institutional Structure response:

1. Mecklenburg County continues to seek ways in which to expand the services provided to its citizens through the collaboration of resources with various agencies in the provision of low and moderate-income housing. In the 2010 Program Year no gaps were identified in the current institutional structure.

Monitoring

- 1. Describe how and the frequency with which you monitored your activities.**
- 2. Describe the results of your monitoring including any improvements.**
- 3. Self Evaluation**
 - a. Describe the effect programs have in solving neighborhood and community problems.**
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.**
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.**
 - d. Indicate any activities falling behind schedule.**
 - e. Describe how activities and strategies made an impact on identified needs.**
 - f. Identify indicators that would best describe the results.**
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.**
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.**
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.**

Program Year 1 CAPER Monitoring response:

Program/project monitoring is the responsibility of Mecklenburg County. At times Mecklenburg County may include monitoring as a responsibility of a service provider contracted to provide CDBG project administration. However, Mecklenburg County is aware it is the County's burden to ensure proof of monitoring meets or exceeds HUD requirements.

Program monitoring has not taken place as this is the first Program Year and the 2010 projects have not yet commenced; however all project funds are under contract and fully committed to the projects outlined in the 2010 Annual Action Plan. Mecklenburg County has developed monitoring guidelines for the CDBG Entitlement program, which are outlined below.

Subrecipient Projects: Monitoring of subrecipient projects has five major components:

- i. **Grant Applications**: Request for funding applications are made on a standard form and are carefully reviewed and evaluated. Points are given for each criterion covering community need, program effectiveness, financial record, and capacity. Recommendations for funding are based on evaluation of the above criteria.
- ii. **Contractual Agreements**: Mecklenburg County enters into a two-part contractual grant agreement with each subrecipient. Part I of the agreement describes the tasks to be performed (Scope of Services) with the grant funds, the results to be achieved, and other conditions specific to the project. Part II lists all federal standards that the agency must comply with. Each funded activity is assigned to the Compliance Project Manager. The Project Manager conducts pre-monitoring, desk monitoring, and on-site monitoring visits at least twice per program year.
- iii. **Monitoring Records**: For each subrecipient, the staff will maintain monitoring records that include the following:
 - a. Basic recipient information
 - b. Monitoring Plan- A risk assessment is carried out to determine the appropriate frequency of on-site visits, and the areas to be reviewed, including some or all of: financial management, client eligibility, program effectiveness, property, procurement, program income, fair housing, and equal opportunity information
 - c. Subrecipient training and/or technical assistance provided
 - d. Review of the agency's CPA audit (when applicable)
 - e. Quarterly financial reports and monthly draw requests from the subrecipient
 - f. Quarterly or monthly progress reports, whichever is required per the subrecipient agreement
 - g. On-site monitoring reports
 - h. Correspondence and notes of significant telephone conversations

On-Site Visits: Staff will perform on-site monitoring reviews at least quarterly, depending on the assessment of risk for non-compliance. Program operations are observed, subrecipient staff is interviewed, client eligibility confirmed, and financial and programmatic reports verified from original documentation.

Long-Term Compliance: Activities involving real property acquisitions or improvement require long-term compliance with the original purpose of the federal assistance. Mecklenburg County will establish a method of inventorying all CDBG Real Property and will update this inventory annually, and confirm that such property is still being used for the intended purpose.

Staff will develop detailed guidelines for monitoring subrecipients to ensure more standardized and comprehensive reviews. Staff will monitor the federally funded projects that are implemented by the County through simple project tracking and management reporting systems. This process includes monthly progress reports, financial reports and meeting reports; and review of project expenditures on a monthly basis to ensure they are in line with the project budget.

Special Monitoring For Particular Activities-Rehabilitation 24 CFR 570.202:

Review of files/records and progress

- A. Regulatory Compliance
 - i. Location of housing (census tract, redevelopment areas)
 - ii. Type of housing (SF/MF), commercial
 - iii. Number of units per structure
 - iv. Historic preservation
 - v. Lead-based paint (inspection/remediation)
 - vi. Household income (L/M benefit)
 - vii. Procurement and bonding
 - viii. Labor standards review
 - ix. Relocation and real property acquisition
 - x. Environmental review (data/findings)
 - xi. Section 504 ADA compliance
- B. Comparison of Performance Records with Agreement/Application
 - i. Scope of Work (work write-up, plans and specs, and original cost estimate)
 - ii. Contract award date vs. date work began
 - iii. Number of dwelling units completed, comparison with agreement/application
 - iv. Actual delivery schedule vs. application and agreement
- C. In-House Cost and Productivity Review
 - i. Method used to assure reasonable costs
 - ii. Direct construction costs (per unit)
 - iii. Indirect/administrative costs; comparison with cost allocation plan, percent and total
 - iv. Cost within 10% of in-house estimate
 - v. Cost per unit vs. budget

Project Tracking: Staff will track progress through all stages of a project's development. When a project is in the construction phase, monitoring staff will review all documents to verify the following:

- Subcontractor management and review
- Labor standards, Davis-Bacon (when applicable)
- Section 3 (when applicable)
- Compliance with contract deadlines
- Comparison of payment requests with eligible costs
- Completed items on work item list or an addendum/change order

Project Completion Review: When a project is complete staff should make an on-site visit to monitor compliance:

- Property standards
- Only eligible costs have been reimbursed
- Construction management records

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 1 CAPER Lead-based Paint response:

- Distribution of the brochure (“Protect Your Family From Lead In Your Home”) to all Housing Rehabilitation Program applicants on the hazards of lead-based paint.
- Implementation of lead-based paint hazard reduction measures as part of our housing programs to comply with 24 CFR 35 (Final HUD Rule on Lead-Based Paint Hazards). This rule, commonly known as Title X, is designed to protect children from lead-based paint hazards in homes that are assisted with federal funds.
- Contractors who rehabilitate homes built prior to 1978 are required to attend safe work practices training for lead-based paint. Contractors may take the safe work practices training through any qualified training provider. Under our Housing Rehabilitation Program, a certificate of completion of a safe work practices training is necessary to work on homes built prior to 1978, and CCCD does accept certificates of completion for safe work practicing training conducted by any safe work practices training provider.
- Staff also implements the new HUD/EPA regulations that require contractors to use safe work practices to mitigate lead-based paint hazards in private homes and childcare centers.

HOUSING

Housing Needs

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 1 CAPER Housing Needs response:

Mecklenburg County developed the following activities during the 2010 Program Year to foster and maintain affordable housing and descent quality of like for County citizens:

- Allocated funding to the Davidson Housing Coalition-HAMMERS program for housing emergency repairs for low and moderate-income homeowners.

- Allocated funding for the installation of County maintained waterlines for the Walkers Ferry community; which will serve low and moderate residents.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

Program Year 1 CAPER Specific Housing Objectives response:

1. During the 2010 Program Year, Mecklenburg County developed programs and strategies to decrease substandard housing and increase the availability of affordable housing for the County’s citizens. To address this priority during the 2010 Program Year, Mecklenburg County provided funding for the following programs targeted to low and moderate income persons:

Owner Occupied Emergency Housing Repair Program

The Davidson Housing Coalition, HAMMERS program will provide emergency housing repairs for approximately 20 area residents residing in the Town of Cornelius or in the unincorporated areas of Mecklenburg County. The primary goal of this program is to reduce the immediate threats to life, health, and safety in homes owned and occupied by low and moderate-income residents in Mecklenburg County. Priority recipients for services are the elderly, disabled, single parents, or households with five or more inhabitants, including children. Program participants must have an annual income at or below 50% of the area median income.

* No data is available for this program as funds have been allocated, however, repairs have not yet begun; activities are estimated to begin in the next 30 days.*

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

N/A

3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

“Worst Case” Housing Needs

Mecklenburg County through their participation in the Charlotte-Mecklenburg Coalition for Housing provides contract service for the Emergency Rental

Assistance Program, which is administered by Crisis Assistance Ministry. This program serves individuals and families in financial distress by preventing evictions. The program requires that the landlord agrees not to evict the tenant and also agrees to consider rent relief, including forgiveness of late fees. The financial assistance amounts to a maximum of \$150 per month for rent up to 90 days.

To qualify for Emergency Housing Assistance, tenants must meet the following criteria:

- Earn 80% or less of median income (with priority given to persons earning 60% or less of median income).
- Live in substandard, overcrowded or unaffordable housing.
- On or eligible for the Charlotte Housing Authority master waiting list.
- Experiencing a short-term financial crisis.
- Priority is given to families with children under 15 years of age living in the home.

Persons with Disabilities

Mecklenburg County works with Disability Rights and Resources (DRR) to meet the needs of disabled persons.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 1 CAPER Public Housing Strategy response:

Upon consultation with the Real Estate Office at the Charlotte Housing Authority (CHA), all public housing developments are located outside of the Mecklenburg County program area. However, there are some multi-family units and single family housing units located in the program area that do participate in CHA's Section 8 Voucher program.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 1 CAPER Barriers to Affordable Housing response:

1. During the 2010 Program Year, Mecklenburg County participated in the following activities in an effort to eliminate barriers to affordable housing:
 - **Lack of Funding for Affordable Housing:** In November of 2010, voters approved \$15 million dollars of affordable housing bonds, which increased the available amount of Housing Trust Fund dollars by 50%. Housing Trust Fund dollars will be devoted to meeting the unmet housing need, including the need for supportive housing for homeless individuals and families. While this

increase in Housing Trust Funds is a positives step, lack of resources will continue to be an issue.

- **Lack of Supportive Services Matched with Housing:** The City is working with Mecklenburg County, the Homeless Services Network and others to create a new funding source and leveraging of existing funds across governmental entities to match supportive services dollars with housing dollars. With implementation of the Ten Year Plan to End and Prevent Homelessness as a top priority, the City recognizes the need to collaborate with the County and others in efforts to coordinate services and housing. Matching case management and other services is one of the greatest challenges to increasing access to supportive housing in Charlotte.
- **Impacts from Changes in Economy:** The credit crisis and significant job losses in Charlotte-Mecklenburg continue to affect housing in the community. The crisis has resulted in both an increase in foreclosures and a tightening of underwriting standards for new loans impacting both current owners and potential homebuyers. In FY 2012, Mecklenburg County will continue to monitor the changes in the mortgage industry and will create opportunities to connect homeowners, particularly priority need owners, with available resources, counseling and assistance.
- **Fair Housing:** Mecklenburg County adopted and adheres to the City of Charlotte's 2011 Analysis of Impediments to Fair Housing Choice plan in May 2011.

HOME/ American Dream Down Payment Initiative (ADDI)

1. **Assessment of Relationship of HOME Funds to Goals and Objectives**
 - a. **Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**
2. **HOME Match Report**
 - a. **Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**
3. **HOME MBE and WBE Report**
 - a. **Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).**
4. **Assessments**
 - a. **Detail results of on-site inspections of rental housing.**
 - b. **Describe the HOME jurisdiction's affirmative marketing actions.**
 - c. **Describe outreach to minority and women owned businesses.**

Program Year 1 CAPER HOME/ADDI response:

N/A: Mecklenburg County does not receive HOME funds.

HOMELESS

Homeless Needs

1. **Identify actions taken to address needs of homeless persons.**
2. **Identify actions to help homeless persons make the transition to permanent housing and independent living.**
3. **Identify new Federal resources obtained from Homeless SuperNOFA.**

Program Year 1 CAPER Homeless Needs response:

1. Identify actions taken to address needs of homeless persons.

In the 2010 Program Year, Mecklenburg County in partnership with the City of Charlotte appointed a Community-Based Advisory Board to oversee the Ten-Year Implementation Plan to End and Prevent Homelessness. The Board is charged with the development and implementation of a comprehensive community approach to ending and preventing homelessness. The Board's responsibilities include plan implementation, annual plan evaluation/assessment and action plan, partnership development and alignment of services, capital allocation and data collection reporting.

2. Identify actions to help homeless person make the transition to permanent housing and independent living.

Continuum of Care Progress to Help Homeless Persons

Reducing homelessness requires a combination of: (1) helping homeless individuals and families regain self-sufficiency; (2) building the capacity of those who are at risk of becoming homeless; and (3) creating a community environment that enables people to obtain the resources they need, such as affordable housing, employment, and affordable, quality health and child care.

The Continuum of Care is a collaborative, integrated array of individuals and organizations working together to reduce homelessness. The Continuum of Care progress is facilitated through the Homeless Services Network (HSN). The HSN is a coalition of agencies and organizations delivering services to persons who are homeless or at risk of becoming homeless and those who have a stake in the presentation and reduction of homelessness. The Network is committed to:

- Collaboration and coordination of services, including prevention;
- Advocacy with and for homeless people; and
- Planning and management of responses to needs.

Since 1993, the HSN has been the lead organization addressing homelessness in the City of Charlotte and Mecklenburg County. Comprised of representatives from over 35 nonprofit and governmental organizations, the HSN has implemented an inclusive process intended to bring multiple community resources to address the issues of the homeless.

The HSN works to increase community awareness about homelessness and resolves multiple complex causes of homelessness. The HSN communicates

activities and roles that community groups can play in preventing and reducing homelessness.

Continuum of Care Discharge Policy

The Continuum of Care Discharge Policy is the process used to provide the member's continuing care needs upon discharge. The process also encompasses coordination of care between a discharging provider and the receiving provider.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

N/A

Specific Homeless Prevention Elements

- 1. Identify actions taken to prevent homelessness.**

Program Year 1 CAPER Specific Housing Prevention Elements response:

A variety of housing resources exist for homeless individuals and families in Charlotte-Mecklenburg. These include emergency shelter, transitional housing and permanent housing. The total number of facilities and the people that can be accommodated by them are as follows:

- Five year-around emergency shelters can accommodate up to 375 people, including 234 individuals and 44 families (only 28 with a male teen or older).
- Two seasonal emergency shelter programs including the Emergency Winter Shelter can accommodate 200 men, and the Room in the Inn Program, which provides shelter in over 90 places of faith during the winter months. The Room in the Inn Program serves between 75 and 120 people each night.
- Seventeen transitional housing programs can accommodate 1,026 individuals.
- Seven permanent housing programs can accommodate 326 individuals. Thirty-six percent (36%) of these units are provided through Shelter Pius Care and Section 8 Housing Vouchers.

The emergency shelters are all experiencing capacity problems (potential obstacles) and, on many nights, are forced to turn people away. Waiting lists exist at many of the other facilities, and in a few cases, space exists, but there is not enough funding to cover the expenses of making them available.

Chronic Homelessness

In 2007, Mecklenburg County and the City of Charlotte adopted More Than Shelter, Charlotte-Mecklenburg's Ten-Year Implementation Plan to End and Prevent Homelessness, One Person/One Family at a Time. The plan includes an implementation strategy with three main goals:

- Get homeless families & individuals into safe, appropriate housing as soon as possible.
- Link the chronic homeless to housing, treatment, and services through intensive outreach and engagement.
- Promote housing stability of people most at-risk of becoming homeless.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 1 CAPER ESG response:

N/A: Mecklenburg County does not receive ESG funds.

COMMUNITY DEVELOPMENT

Community Development

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
- a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
- a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
- a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 1 CAPER Community Development response:

1. For the 2010 Program Year, Mecklenburg County expended CDBG funds for the Administration activity; all other activity funding has been allocated and is under contract with the subrecipients.

Activity	Priority Need Addressed	Funds Expended or Allocated
Housing Rehabilitation: Owner-Occupied Emergency Housing Repair	Decent housing National Objective: L/M Income Area Benefit 24 CFR 570.202	\$73,000
Public Infrastructure: Waterline Extension	Decent housing National Objective: L/M Income Area Benefit 24 CFR 570.202(b)(6)	\$339,000
General Administration/Planning	Eligibility Citation: 24 CFR 570.206	\$103,368

Low/Moderate Income Benefit

In accordance with the HUD-approved Consolidated Plan, Mecklenburg County allocated CDBG funds to meet the National Objectives outlined in the chart above.

2. Amendments and Other Changes to Programs

The initial 2010 Action Plan allocated CDBG funds totaling \$56,000 for the Ada Jenkins Center, funding was to help renovate a publically owned facility offering services to low income families in the unincorporated portions of northern Mecklenburg County and the Town of Cornelius. The renovations were intended to bring the restrooms into compliance with ADA regulations.

However, during development of a subrecipient agreement it was discovered that the burden of proof of client eligibility was not within the means of the Ada Jenkins Center. Due do this discovery, the CDBG Advisory Committee convened to redistribute the funding among the other 2010 activities. A revised 2010 Action Plan was made available for public comment and was adopted after said comment period.

3. Mecklenburg County pursued all of the resources identified in the Consolidated Action Plan and certified consistency for local applicants for HUD funds. Mecklenburg County did not hinder achieving the Consolidated Plan goals through actions or willful inactions.

4. National Objective Failures

Mecklenburg County did not experience National Objective Failures in FY-2010.

5. Actions Taken to Avoid Displacement

Consistent with the goals and objectives of CDBG assisted activities, Mecklenburg County takes the following steps to minimize displacement: schedule rehabilitation work in such a way as to allow occupants to remain during and after rehabilitation; work with occupants to find suitable temporary housing while

rehabilitation work is being completed. The County also works closely with contractors and nonprofits as projects are being evaluated to monitor for any activities that may result in displacement.

6. Jobs Filled With Over Income People

Mecklenburg County did not fill federally assisted program jobs with over income-persons. The County works with the Charlotte-Mecklenburg Workforce Development Board to consolidate the workforce development system and to assure that low-income individuals also have access to quality work-related training and job placement opportunities.

7. Limited Clientele Activities

Mecklenburg County did not conduct Limited Clientele Activities in the 2010 Program Year.

8. Program Income Received

Mecklenburg County did not receive any program income in the 2010 Program Year, as CDBG activities will not generate income.

9. Prior Period Adjustments

N/A

10. Loans and other receivables

N/A

11. Lump sum agreements

N/A

12. Housing Rehabilitation

The 2010 Program Year does include housing rehabilitation, however, the project has not commence to date. CDBG funds have been allocated and are under contract with the subrecipient, the project is expected to begin in the next 30 days.

13. Neighborhood Revitalization Strategy

N/A

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 1 CAPER Antipoverty Strategy response:

Mecklenburg County continues its efforts to reduce the effects of poverty in the community through the following program/activities:

- Mecklenburg Transportation System-Comprehensive Community Program provides transportation for disabled individuals to sheltered workshops/supported employment sites.

- Work First Family Assistance provides parents with short-term training and other services to help them become employed and move toward self-sufficiency.
- Homeless Support Services, fill a gap in the local Continuum of Care of Homeless Services by providing outreach, engagement, comprehensive assessment and referral services to people who are homeless or at great risk of homelessness; and to assist clients in developing a plan of action that moves them toward self-sufficiency.
- Prison Re-entry Program, was developed as a strategy to reduce recidivism among those offenders returning to the community with little or no job skills and life skills that are more conducive to street life than to employment. Those with felony charges are in particular disadvantage for returning to the community to find meaningful, wage labor employment as few employers will hire ex-felons.
- Mecklenburg County utilizes the City of Charlotte's Foreclosure Strategy: Which links property owners faced with foreclosure to financial counseling resources; provides information about financial resources and mortgage assistance; and addresses priority neighborhoods whose quality of life is affected by high foreclosure rates with neighborhood preservation approach in collaboration with private and non-profit agencies and initiatives.
- Charlotte-Mecklenburg Housing Partnership, Inc. – HousingCharlotte Program, was designed to increase the supply of affordable housing, provide opportunities for homeownership and strength and stabilize selected neighborhoods. HouseCharlotte provides down payment, closing cost and interest rate buy-down assistance to low and moderate-income families purchasing homes in eligible neighborhoods.
- Charlotte-Mecklenburg Housing Coalition, established to develop housing with social services needed by families and individuals as they move from homelessness to permanent housing. The Coalition works with service providers and the community to determine a comprehensive and deliberate strategy for moving from homelessness to permanent housing.

The Coalition is also charged with overseeing the implementation of the Charlotte-Mecklenburg Ten Year Plan to End and Prevent Homelessness. The Ten Year Plan focuses on three primary goals:

- 1) Housing- Move homeless families and individuals into appropriate and safe permanent housing as soon as possible.
- 2) Outreach and Engagement-Link chronic homelessness to housing, treatment and services through intensive outreach and engagement.
- 3) Prevention- Promote housing stability for those families and individuals most at risk of becoming homeless.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

1. **Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).**

Program Year 1 CAPER Non-homeless Special Needs response:

Mecklenburg County in partnership with the City of Charlotte will continue to encourage housing developers, non-profits and others who may receive entitlement or local housing funds to rehab or create new housing to make units available to and meet accessibility requirements for special needs populations.

In addition, the Charlotte Housing Authority (CHA) has plans to rehabilitate a number of affordable senior units over the next several years. In FY 2012, CHA will begin renovation of 358 units of senior housing including units of housing for disabled CHA residents.

Specific HOPWA Objectives

1. **Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives**

Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:

 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. **This should be accomplished by providing an executive summary (1-5 pages) that includes:**
 - a. **Grantee Narrative**
 - i. **Grantee and Community Overview**
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS

- (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
- (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
- ii. Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.

Project Accomplishment Overview

- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
- (3) A brief description of any unique supportive service or other service delivery models or efforts
- iii. Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.

Barriers or Trends Overview

- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 1 CAPER Specific HOPWA Objectives response:

N/A: Mecklenburg County is not a recipient for HOPWA funds.

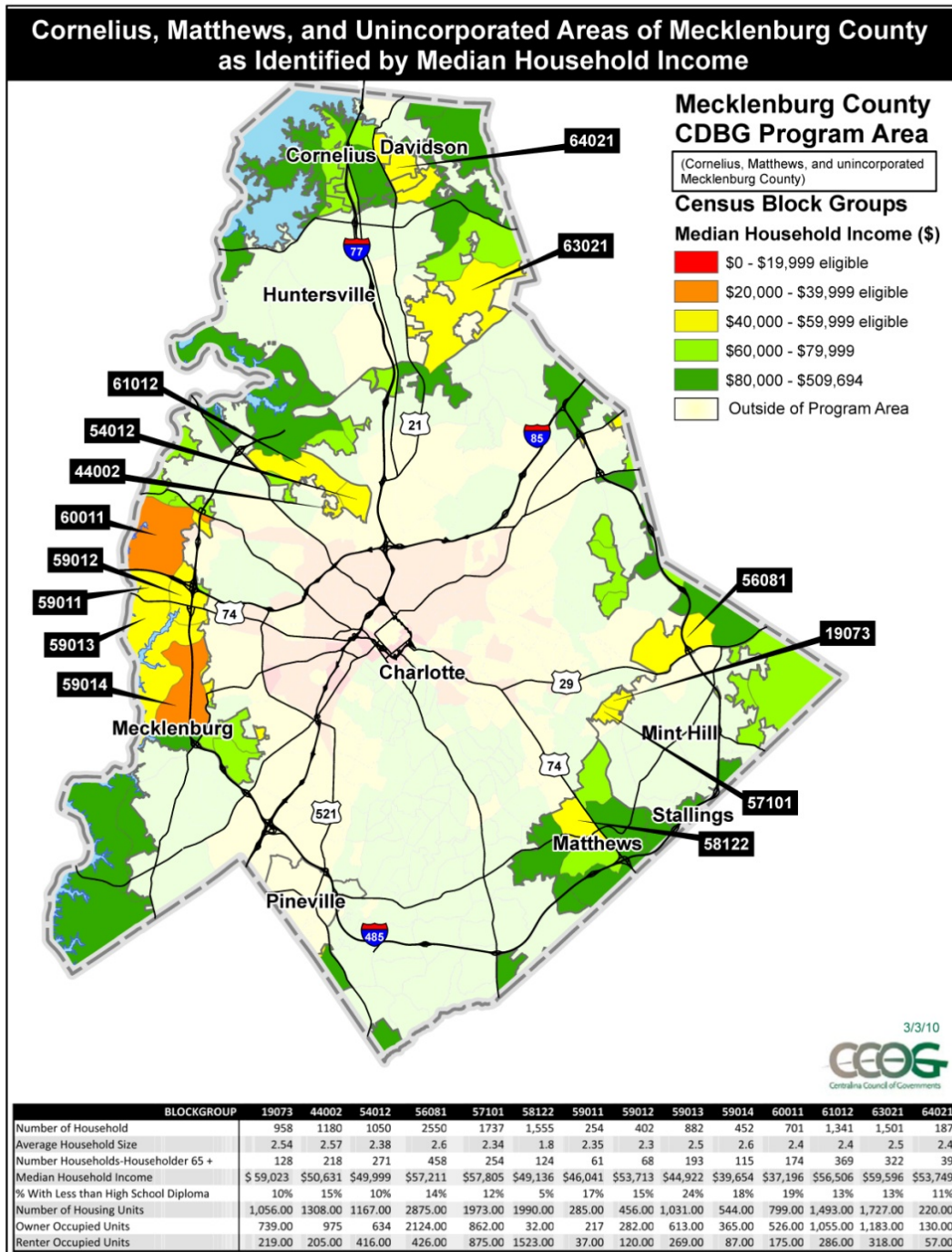
OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 1 CAPER Other Narrative response:

Program Area

Approximately, 35,462 residents live in the CDBG program area which encompasses low income areas in unincorporated Mecklenburg County and low income neighborhoods in Matthews and Cornelius. The map below highlights the program area and shows demographic characteristics of the neighborhood residents.



Summary

Mecklenburg County is committed to ensuring that all County citizens have equal opportunity and access to decent and affordable housing, services that provide suitable living environments, or create economic opportunities. Mecklenburg County ensures compliance with non-discrimination and equal opportunity language in all funding contracts. Compliance is monitored as a part of the County's annual on-site review process with each funding agency.

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