

## 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.

We continued to solicit a wide range of community input from participating governments and community service providers focused on affordable housing and homelessness. We are starting to move with projects but are still a new Consortium that is working through program implementation. Educating and guiding subrecipients that we have executed agreements with is a highlight of this past year that will assist us in making forward progress in FY 2024.

### 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
Homeless housing	Homeless	HOME: \$120000	Homeless Person Overnight Shelter	Persons Assisted	0	0		96	0	0.00%
Homeless housing	Homeless	HOME: \$120000	Housing for Homeless added	Household Housing Unit	20	0	0.00%			
Homeownership assistance	Affordable Housing	HOME: \$100000	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%	5	0	0.00%
Housing rehabilitation	Affordable Housing	HOME: \$195000	Rental units rehabilitated	Household Housing Unit	25	0	0.00%	10	0	0.00%

Housing rehabilitation	Affordable Housing	HOME: \$195000	Homeowner Housing Rehabilitated	Household Housing Unit	25	0	0.00%	30	0	0.00%
New construction for homeownership	Affordable Housing		Homeowner Housing Added	Household Housing Unit	20	0	0.00%			
New construction of rental housing	Affordable Housing	HOME: \$200000	Rental units constructed	Household Housing Unit	150	0	0.00%	84	0	0.00%
Rent assistance	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	HOME: \$60000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	0	0.00%	70	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.**

N/A

**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)

	HOME
White	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>0</b>
Hispanic	0
Not Hispanic	0

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

**Narrative**

No **eligible** drawdown activities were completed during 2023 FFY to report on families assisted.

**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
HOME	public - federal	671,775	
Continuum of Care	public - federal	411,530	
HUD-VASH	public - federal	0	
LIHTC	public - federal	7,000,000	
Other	private	4,207,627	
Other	public - federal	4,207,627	
Other	public - local	4,207,627	

**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
Region	100		Locationally-efficient investment areas

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

**Narrative**

All funding is to be distributed within the region.

## 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.**

Regional private foundations have shifted their focus to affordable housing as more federal funding is being brought into the region for affordable housing. Localities in our region are beginning to look at other resources to help meet gap financing with the current resources available. This is a new, refreshing shift in the region to support affordable housing projects. The region is starting to pay more attention to upcoming projects that address affordable housing and incorporate wrap-around services. By doing so, the Consortium is being made aware of more projects that could pose options of match. Educating our region to be the Consortium's eyes and ears is important so they can notify us of future projects, allowing us to source match. Since our projects have not moved at this time, we have yet to bank match to use for when they do. This needle is beginning to move and we should have accumulated some match by the end of 2024 FFY.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**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

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

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

Table 7 – Program Income

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

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

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

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

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

**Table 10 – Relocation and Real Property Acquisition**



## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	15	0
Number of Non-Homeless households to be provided affordable housing units	62	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>77</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	62	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>77</b>	<b>0</b>

Table 12 – Number of Households Supported

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

Differences between goals and outcomes are contributed to being a new Consortium. We are working with our subrecipients to educate them on the HOME program and ensure proper use of funds they have been awarded. This initiative took off in the 2023 FFY and will result in future movement in projects. Thesesubrecipient sessions have been eye-opening with some subrecipients realizing they do not have the capacity to administer their HOME funds at this time. With these subrecipients, we are evaluating and closely monitoring their timelines, and follow-up discussions are scheduled to determine

if funds will need to come back to the Consortium to be awarded to a different project. In 2023, the Consortium did begin drawing funds down to reimburse Waynesville Housing Authority (WHA) for a roof rehabilitation serving 62 affordable units. The roof rehab was completed, however, we did not finalize the last reimbursement or mark the activity complete in IDIS as we found out the project was ineligible for HOME funds due to receiving Section 9 Operating Funds. The Consortium self-reported to HUD and has had the conversations to initiate a Voluntary Grant Reduction for the next three funding years versus a repayment plan. The total HOME funding that was dispersed is \$197,500.00 (\$186,864.30 of Program Income which was the threshold funds from 2021 to meet our \$750,000, and \$10,635.70 from the 2022 entitlement fund). Since these funds are ineligible, no match was paired with the drawdown.

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

Outcomes may not impact future annual action plans other than completed activities will be in abundance in the future years due to no outcomes for 2023 FFY. The Consortium has plans in place to ensure no repetition of providing HOME funds to projects that receive Section 9 funding. Updating our HOME Application, pre-application meetings with interested subrecipients, and awarded subrecipient training are all aspects the Consortium will be implementing moving forward to ensure compliance and success in projects moving forward.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**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**

Continuing to collaborate with regional providers such as Haywood Pathways and HERE in Jackson County who have street outreach programs to reach unsheltered people and assess their needs while connecting them with resources. In the Town of Sylva, a social worker is part of their police department to help assess homeless individuals who need services that the lack of has led them to encounters with law enforcement.

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

Most homeless assistance in the region is focused on emergency shelters. We continue to work with Haywood Pathways and HERE in Jackson County to identify needs for re-entry populations and those in transitional housing, looking to provide a more stable pathway leading to permanent housing. Unfortunately, the shortage of transitional housing and permanent supportive housing makes it hard to break the cycle of homelessness. Partnerships amongst organizations in our region have formed to help stair-step these persons from emergency shelter, to transitional, to public housing, to voucher units, to homeownership.

### **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**

Projects awarded for rental and utility assistance to keep low-income individuals and families in a rental. Projects awarded for rental rehabilitation to preserve rentals and standards to continue affordable housing for low-income populations. Continue to partner with programs in the region that provide rehab and permanent supportive housing for people with behavioral and mental health needs such as Vaya and the Hinton's Center.

### **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**

Projects awarded preserve affordable housing units and provide rental assistance to maintain current housing. The Consortium is working towards having HOME-ARP funds available to assist qualifying populations in our region with supportive services, working toward more stability and maintaining housing.

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

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

Rental housing projects awarded to increase supply for voucher holders.

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

Mountain Projects Inc & Smoky Mountain Housing Partnership 'Home Ownership Center' offers a full range of home ownership services to clients including credit evaluation, education, financing, and down payment assistance. Partnerships have formed to stair-step public housing residents to begin moving toward more sustainable housing. Waynesville Housing Authority works closely with their local Habitat for Humanity to assist their residents in homebuyer counseling, financing, etc. to prepare them to move into Habitat housing.

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

N/A

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

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

Continue to source financial and human resource capacity to collaborate with the region's partnerships to maximize resources and service delivery. Also, implementing educational sessions with local officials to combat the stigma around affordable housing and NIMBYism.

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

Jackson County Local Governments began working with the UNC School of Governments Development Finance Initiative to address the affordable housing crisis in Jackson County. This has led to a plan to preserve housing stock for affordable housing options and to source land to develop to meet the county's needs. Continued education by the HOME Consortium and Administration on affordable housing is another action taken to try and solve obstacles in meeting underserved needs.

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

All rehab performed with HOME funds will meet LBP Safety Standards. No LBP repairs were needed during FFY 2023.

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

Projects for rental assistance and rehabilitation awarded to maintain affordable housing and reduce the housing cost burden on poverty-level families.

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

Discussions have begun with viable CHDOs. Partnerships with housing developers/providers that will collaborate with other funding sources such as LIHTCs. The HOME Consortium held an orientation for board members who represent each participating community to build capacity and understanding of the program and ways to assist.

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

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**



## **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**

Follow our Monitoring Standards and Procedures by annually conducting onsite monitoring for all high-risk awardees, every other year for moderate-low-risk awardees, and desk reviews throughout the year for all awardees. Monitoring consists of a review of any bid documents, documentation of labor standards, review of change orders, review of payment requests & supporting documentation, and periodic & final inspections. Quarterly updates are required during project development.

## **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.**

Follow our Citizen Participation Plan per regulations outlined in 24 CFR Part 91.401. Citizen's opportunity for comments on performance reports are encouraged through a variety of media and services such as public hearings, online surveys, formal public comment periods, posting to the Southwestern Commission website & Facebook, publication of plans/reports, and paid newspaper advertisements. CAPER drafts are posted to the Southwestern Commission's website for 15 days for comment before submitting to HUD and available upon public request - see picture.



**CR-50 - HOME 24 CFR 91.520(d)**

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

N/A - no projects have begun to require on-site inspections during 2023 FFY.

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

Projects will abide by the Southwestern NC HOME Consortium Affirmative Marketing Policy.

**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**

No Program Income to report from projects.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

### CR-58 – Section 3

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

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

**Table 14 – Total Labor Hours**

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

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

**Narrative**