

SURRY COUNTY HOUSING CONSORTIUM

Lead Entity

Surry County
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Administrator

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Consolidated Annual Performance Evaluation Report 2019-2020



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.

During fiscal year 19/20, the Surry County Home Consortium expended funds for affordable housing with Habitat for Humanity, housing rehabilitation and to support funding for Elkin Ridge, a new LIHTC property to be built in FY 20/21. All of these activities are in line with Annual and Consolidated Plans.

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
Homeowner Rehabilitation	Affordable Housing	HOME: \$ / NCHFA SFR: \$150000	Homeowner Housing Rehabilitated	Household Housing Unit	20	8	40.00%	15	8	53.33%
Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	15	1	6.67%			
Rental Property Development	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	100	0	0.00%	30	0	0.00%

Rental Property Development	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	5		0	1	
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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.

The jurisdiction does not have access to CDBG funds. When the State CDBG funding was moved from creative uses to primarily Residential Water/Sewer the region was left without CDBG assistance. The PTRC has increased it's involvement with the NCHFA to get additional funding for Housing Rehabilitation to SCHC households. We are able to combine funds to make the best use of the resources to help the homeowners with the greatest needs. The focus of the SCHC Board was to provide low income housing in the jurisdiction counties by rotation. For the overall plan for the past five years, we were able to complete three tax credit properties, and we have funded one future project. Ideally, we would look for larger projects in Stokes an Yadkin Counties, however, to date, there have been no approved LIHTC projects approved in those areas. Continued use of funds for SFR in the four counties to suppliment the funding provided by the NCHFA will provide much needed relief to homeowners in those areas, especially those whose homes need more that NCHFA funding can provide.

In table 1, \$160,016.36 was spent on Homeowner Rehabilitation and \$26,046.88 was spent on new housing through the Habitats.

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	5
Black or African American	4
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	9
Hispanic	0
Not Hispanic	9

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

Narrative

The rural counties we serve house a much higher population of white persons (87.05%) than black persons (4.08%). That is in part the reason for the higher concentration of White families served by the program. This program year, it was more closely split of black and white persons served.

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	1,234,484	699,594
Other	public - state	250,000	105,000

Table 3 - Resources Made Available

Narrative

The bulk of the expenditures for this fiscal year were for the new LIHTC property Elkin Ridge (\$363,784) and Single Family Rehabilitation (\$232,492.31). The 66 unit apartment complex is slated to be completed in fiscal year 20/21, although there have been a few set backs due to Covid. The remainder was for two Habitat for Humanity units in Stokes County. We used \$105,000 of funds from the NCHFA leveraged with HOME funds to complete units that otherwise would have been beyond the scope of the state program.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Cooleemee			
Davie County	20		
Dobson			
Elkin			
Hamptonville			
Jonesville			
King			
Mocksville			
Mt Airy			
Stokes County	30	1	
Surry County	10	8	
Walnut Cove			
Yadkin County	40		
Yadkinville			

Table 4 – Identify the geographic distribution and location of investments

Narrative

In the most recent fiscal year, Surry county has received the greater percentage of funds based on the award to Elkin Ridge coupled with completed rehab units based off the cyclical nature of the NCHFA grant. Under new leadership, the Stokes County Habitat is thriving, resulting in production of new units.

In the coming years, greater number of homeowners will be assisted in Yadkin and Davie Counties balancing out the benefits.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The PTRC has been awarded ESFR grants in all four of the member jurisdictions. These grant funds range from \$25,000 to \$30,000 depending on grant cycles. The allocation of HOME funds allows the PTRC to add additional funds to a property that might not otherwise be eligible. The board has approved the use of \$5,000 per unit when added to NCHFA ESFR funds and up to \$45,000 for a HOME only unit can be utilized with additional approval from the board. The use of these funds greatly impacts homeowners that might not receive assistance for being beyond scope with the limited amount cap by the NCHFA.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	3,251,249
2. Match contributed during current Federal fiscal year	300,611
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	3,551,860
4. Match liability for current Federal fiscal year	25,536
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	3,526,324

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
Elkin Ridge	10/03/2019	281,250	0	0	0	0	0	281,250
Stokes Habitat	04/16/2020	0	0	0	0	19,361	0	19,361

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 \$
232,394	76,420	308,815	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	0	0	0	0	0	0
Number	8	0	1	0	0	7
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	239,144	0	10,000	0	0	229,144
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	8	6	2			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	239,144	219,144	20,000			

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	5	5
Number of Non-Homeless households to be provided affordable housing units	45	9
Number of Special-Needs households to be provided affordable housing units	10	0
Total	60	14

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	780	780
Number of households supported through The Production of New Units	60	0
Number of households supported through Rehab of Existing Units	20	8
Number of households supported through Acquisition of Existing Units	0	0
Total	860	788

Table 12 – Number of Households Supported

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

During the FY19/20, we encountered many challenges to production. We had some LIHTC projects that we had funded but were not awarded tax credits for production so those projects did not move forward. In the spring of the year when Covid hit, it created some barriers to completing projects. While work was moving forward in a number of areas, there were some homeowners who wanted to hold off on work until they felt it safer to do so. Much of the spending that occurred was in the beginning of the

fiscal year. We were able to pay a large chunk to the one LIHTC project, Elkin Ridge, for site development. The majority of the work will be completed in the coming fiscal year.

Discuss how these outcomes will impact future annual action plans.

We have safety procedures in place and will continue to use those practices moving forward. We have also planned in the coming year for spending that should provide relief to folks impacted by job loss due to the Covid pandemic.

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	0	1
Low-income	0	3
Moderate-income	0	5
Total	0	9

Table 13 – Number of Households Served

Narrative Information

All of our projects serve those under 80% AMFI with the majority serving low and extremely low income renters. The need for safe affordable housing remains high in all four counties served by the consortia. The consortia, with continued funding will still focus its efforts on funneling the funds in a way that impacts the greater number of it's constituents.

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 HOME Program is the only annually funded program that serves the SCHC. HOME may not be used to construct or create temporary shelters. There are two shelters in the SCHC jurisdiction. Both are assisted by the PTRC NC-166 HCV program by providing vouchers to shelter participants. The adaptive reuse rehab project the Callaway was originally to provide transitional housing to folks coming out of behavioral health care programs, and is now being used to offer housing to homeless populations with the use of project based vouchers. Two of the counties we work in, Stokes and Davie, do not have an accurate point in time count of the homeless population. In our other counties, Surry and Yadkin, we work with the PTRC Section 8 Housing Choice Voucher program to provide assistance to individuals housed in the local shelter. The new ranking system implemented by PTRC enables homeless persons to move to the top of the waiting list for assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are two shelters in the four county region. One is limited to domestic violence participants and the other in Mount Airy is small and serves a limited number of individuals and families at any given time. The Mount Airy Shelter is looking to expand their space and capabilities and have community support to do so. Winston-Salem, which is not in the jurisdiction of the SCHC, serves homeless populations from the SCHC counties.

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 SCHC works with the PTRC Section 8 Program to assist those persons that are homeless or at risk of homelessness. By having affordable housing stock available, households have options of decent housing to choose from. The PTRC Section 8 Housing Choice Voucher Program has as a weighted preference, homelessness to help address the issue in their four county region.

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 SCHC does not directly assist homeless persons. The SCHC supports the housing and public services providers. With the partnership with the PTRC, and specifically the work they do with the Section 8 Voucher program, homeless individuals and families are given priority on the waiting list. Additionally, the units provided at the Callaway Apartments include all utilities and offer supportive services. Many of the residents were referrals from the local homeless shelter.

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

Actions taken to address the needs of public housing

The Surry County Housing Consortium and the PTRC enjoy a strong collaborative history of making affordable housing opportunities available to residents. This relationship helps foster ongoing coordination between local efforts to address the community's affordable housing needs. The PTRC has on occasion partnered with rental property owners to provide project based vouchers to improve the properties.

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

The PTRC currently manages 780 Housing Choice Vouchers in the four counties that are in the SCHC boundary and is working to increase that number to 800. The PTRC Housing staff meet with each tenant annually at their recertification to address any issues they are having as well as to renew their assistance for another year. The staff are all trained in areas of fair housing and assist residents with any issues they have with their landlords or property managers. The staff provide literature on resident's rights and encourage them to stand up for themselves. We also offer referrals to programs to assist with homeownership.

Actions taken to provide assistance to troubled PHAs

The SCHC does not have the authority to levy taxes, make zoning ordinances, or any other land use law. The SCHC does encourage developers to select high opportunity sites for construction and assist when able with rezonings

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

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

The proximity of the 4 rural SCHC counties to Forsyth County increases the pressure on the SCHC housing market. One of the biggest challenges in the SCHC is the huge disparity between housing costs (in some areas) and what people with low and moderate incomes can afford to pay. It is because of these factors that fostering and maintaining the existing supply of affordable housing continues to be a priority for the SCHC. The SCHC will continue to develop policies that help foster the development of new affordable housing units.

One recent action is that the SCHC/PTRC has conducted an Analysis of Impediments which identifies potential barriers in policy in all four counties. Efforts are made to educate public bodies on AI barriers but the SCHC is not a policy making entity. The PTRC assists funded projects to guide them through the regulations of the area that they are located. Additionally, the SCHC and its county and municipal partners will also continue to support the efforts of local housing providers who carry out strategies to retain and create affordable housing options throughout the region.

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

The SCHC focuses its efforts on providing safe, affordable housing for the residents in all four counties. Many of the challenges faced by all of the counties deal with affordable housing in high opportunity areas. In our rural counties, there have been closures of manufacturing plants, lack of job availability with decent wages and lack of transportation. By building affordable housing in areas closer to business and services, we attempt to combat some of those issues. We work with other non-profits in the area to provide services such as transportation, where available, and refer clients to other services aimed towards addressing self-sufficiency.

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

All rehab units built prior to 1978 will have a lead assessment conducted. The contractors we work with for home rehab are all lead certified and will use lead safe practices in the rehabilitation of the home. Additionally, with the PTRC's Housing Choice Voucher Program, tenants are notified of potential hazards in pre-78 homes.

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

The SCHC in partnership with the PTRC Community Development Department, is able to refer families to other services in the area to address needs. By focusing our efforts to build LIHTC projects in and around

high opportunity areas, we help the families have access to services they need. We use a rating scale to score all applicants for funding so that we ensure resources are appropriately distributed. The PTRC's Housing Department also administers a Housing Choice Voucher Program in all four of the SCHC's counties. By working with low income families and placing them with vouchers in housing built with SCHC funds, we are working to better the living environment for many low income families.

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

This is not an area the SCHC typically addresses.

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

The SCHC works with several social service agencies. All of the Habitat for Humanity organizations are engaged and active in our four county region. We also work with the Sheppard's House and the Surry Homeless and Affordable Housing Coalition (SHAHC) to place homeless families in rehabbed homes with a voucher. YVETTI has been an active partner in that they may refer families to us who need more repairs than they can provide and they also offer a family self-sufficiency program to assist families in bettering their situation. The PTRC makes many referrals to YVETTI through the Section 8 Housing Choice Voucher Program. The Section 8 offices also work closely with the Department of Social Services, Verteran Affairs, Senior Services and other non-profits as needed.

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 SCHC remains committed to building affordable housing in high impact areas. Through it's partnership with the PTRC's Housng Choice Voucher Program, it makes available to all tenants information on Fair Housing as well as the tenant rights and responsibilities by distributing brochures and displaying posters. We also encourage the tenants to report potential Fair Housing complaints and PTRC staff investigates and refers cases to legal aid if there is a Fair Housing violation occurring. A combination of Fair Housing Education and Enforcement is used to promote choice in housing options. The staff in the Housing Choice Voucher Program also analyze rents to ensure rates are being applied equally and that some races are not being charged more than others. Fair Housing brochures are also made available to all the county offices for display and we included informtation on filing a fair housing complaint in our ads.

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

To ensure the timely progress of projects and activities in accordance with the Consolidated Plan and HOME regulations, the SCHC has established an annual monitoring and evaluation process. Staff will utilize both desk monitoring and site monitoring to assess the quality of the program performance over the duration of the agreement or contract.

Monitoring of sub recipients will concentrate on programs, financial and regulatory performance of the non-profit. In conducting a monitoring review, program staff will primarily rely on information obtained from the sub recipient's performance reports, records, audits, allowed costs, review of financial reports, eligibility and number of beneficiaries served, compliance with federal regulations and SCHC program requirements.

Staff may also consider relevant information pertaining to a recipient's performance gained from other sources including litigation, citizen comments and other information provided by or concerning the sub recipient.

The SCHC also monitors its commitment and expenditure deadlines to ensure compliance with HOME regulations.

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.

We held a public hearing to discuss the progress towards the goals to allow comments from the public. The public was also allowed to make comments via phone or email. At the public hearing we presented a summary of the activities and then opened the floor for comments. Comments are uploaded in the documents section.

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.

The SCHC benefits from having the same geography as the PTRC NC-166 Housing Choice Voucher Program (and Project Based Vouchers). PTRC inspections staff are at each SCHC property multiple times a year, however due to COVID, inspections were moved to a biannual inspection with instructions to tenants and landlords to report any health and safety issues. Rarely do any inspections identify code violations however non-emergency HQS deficiencies are common. Willow Pond (2014- - 55 units) and Whistler's Cove (2016 -66 units) are in exceptional condition and most inspection deficiencies are minimal and typically housekeeping problems with tenants. Villa Trace (48 units) has over 25% of its units occupied by NC-166 voucher holders. No serious inspection issues were identified. Hunter Ridge (20 units) was developed in the late 90's to serve tenants with severe physical disabilities. There are 10 Project Based Vouchers that are monitored in Hunter Ridge. The Callaway Apartments house homeless persons and all hold Project Based Vouchers. The property is monitored annually via inspections. All units at Jasper Pointe were inspected prior to tenants moving in both by the HQS Inspector and by our Rehab Specialist, a General Contractor, who inspected the units based on code regulations prior to units being occupied. All units are currently being inspected prior to the voucher holder moving in.

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

The Affirmative Marketing policy is designed to reach under-served populations. The policy's goal is to provide information and attract eligible persons to affordable housing. All rental properties that have a HOME or CDBG investment are monitored annually and the marketing practices are reviewed. Every new SCHC rental property (as well as existing properties) is marketed to the PTRC Housing Choice Voucher program, at DSS offices, the County offices as well as the required Affirmative Marketing activities that our property owners must do.

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

Program income was last spent down with the Jasper Pointe project last year. The rest was allocated to the PTRC Home Rehabilitation fund. These funds are primarily benefiting elderly or disabled low income

homeowners.

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)

One of the goals that the SCHC prides itself on is each year rotating the county benefitting from the construction of a new LIHTC property to address the affordable housing needs in the community. In the last five years, we have been able to complete three new affordable rental properties and have another underway, and rehabbed two affordable rental properties. Further, we have agreed to fund two new LIHTC projects should they be awarded at the state level.