

# SURRY COUNTY HOUSING CONSORTIUM

**Lead Entity**

Surry County  
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**Administrator**

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## **Consolidated Annual Performance Evaluation Report 2022-2023**



## 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 22-23, the Surry County Home Consortium expended funds for affordable housing with Habitat for Humanity, housing rehabilitation, New Hope New Beginnings Transitional Housing and to support funding for Alexander Apartments, a new LIHTC property that was completed in FY 21/22. 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: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	8	40.00%	10	8	80.00%
Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	15	3	20.00%	12	3	25.00%
Rental Property Development	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	100	20	20.00%	149	20	13.42%

TBRA	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	10	0	0.00%	0	0	
TBRA	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	HOME: \$	Homelessness Prevention	Persons Assisted	0	0		0	0	

**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 SCHC does not receive CDBG funding or any other federal funding directly.

**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)**

	<b>HOME</b>
White	19
Black or African American	10
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>29</b>
Hispanic	0
Not Hispanic	29

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

**Narrative**

The families assisted did not include Alexander Apartments, and New Hope New Beginnings transitional housing as they are still under construction and not occupied.

**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	2,561,979	1,011,265
Other	public - state	316,000	4,357

**Table 3 - Resources Made Available**

**Narrative**

The "Other" source of funds includes HOME ARP admin.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Cooleemee			
Davie County	25	3	
Dobson			
Elkin			
Hamptonville			
Jonesville			
King	25		
Mocksville			
Mt Airy			
Stokes County		91	Stokes is generally underspent
Surry County	25	5	
Walnut Cove			
Yadkin County	25	1	
Yadkinville			

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

**Narrative**

Stokes had the majority of expenditure this fiscal year which is unusual. Generally Surry county is the county with the largest expenditures. Stokes expenditures were boosted by the LIHTC project.

## 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.

Match was derived in 2022 from the Stotes Habitat primarily through volunteer labor. The SCHC also has a significant Match surplus.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	3,668,159
2. Match contributed during current Federal fiscal year	26,083
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	3,694,242
4. Match liability for current Federal fiscal year	162,617
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	3,531,625

**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
Stokes Habitat	06/30/2023	0	0	0	3,200	22,883	0	26,083

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
80,723	294,276	264,845	0	110,154

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	25,000	0	0	25,000	0	0
Number	61,235	0	0	1	0	61,234
<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	86,235	0	86,235			
Number	8	0	8			
<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**



**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

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

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

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	9	1
<b>Total</b>	<b>9</b>	<b>1</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	66	0
Number of households supported through Rehab of Existing Units	5	8
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>71</b>	<b>8</b>

Table 12 – Number of Households Supported

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

The NCHFA extended completion time on LIHTC awards which slowed construction in our one funded affordable property. It should be completed in late 2024 or mid 2025 now.

We did rehabilitate more homeowner units than projected; 8 instead of 5.

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

They will not impact future annual action plans.

**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	8
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>8</b>

**Table 13 – Number of Households Served**

**Narrative Information**

Between staff shortages and the ongoing COVID-19 pandemic has created disruptions in the housing market and construction industry. Supply chain interruptions, labor shortages, and health and safety precautions have affected project timelines.

The Surry County HOME Consortium recognizes these challenges and remains committed to addressing them proactively. We will continue to work closely with our partners, advocate for increased funding, streamline regulatory processes, and explore innovative solutions to expedite the production of affordable housing units in our community. Our commitment to affordable housing remains unwavering, and we will use these insights to improve our strategies for the future.

**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 SCHC/PTRC has made significant strides in reaching out to homeless individuals, especially those who are unsheltered, and assessing their individual needs. We remain deeply committed to providing support and housing solutions for individuals experiencing homelessness and other special needs. Here are the key actions and initiatives undertaken in 2022:

**1. Outreach and Engagement:**

a. Collaboration with DISSY: The Surry County HOME Consortium administrator PTRC continues its relationship with DISSY (Davie, Iredale, Surry, Stokes, Yadkin), the Balance of State Homeless coordinating committee in the region specializing in providing services to individuals with disabilities and special needs, including those who are homeless.

**2. Homeless Preference in PTRC Section 8 Program:**

a. Homeless Preference: The PTRC Section 8 program has introduced a homeless preference that prioritizes homeless individuals and families in accessing housing assistance. This preference ensures that those experiencing homelessness receive timely support.

b. Streamlined Application Process: Simplified the application process for homeless individuals, reducing barriers to entry and expediting access to housing vouchers.

The Surry County HOME Consortium remains dedicated to addressing the needs of homeless and other special needs populations through comprehensive outreach, assessment, and services. Our commitment to collaboration with DISSY and other regional partners, as well as our Housing First approach, reflects our ongoing efforts to provide stable and sustainable housing solutions for those most in need within our community.

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

The SCHC HOME Program does not allow for Emergency Shelter support. The SCHC did support a adaptive reuse of a motel 10 years ago that serves as two year transitional housing for Homeless individuals. One transitional property is under construction in Mt Airy.

**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**

While the HOME Program does not support funding of Homeless Shelters the SCHC has an ongoing commitment to combat homelessness among low-income individuals and families, with a particular focus on extremely low-income populations and those at risk of homelessness post-discharge from publicly funded institutions or while receiving assistance from public or private agencies addressing various needs.

The SCHC HOME Program is a collaborative effort among our counties aimed at addressing homelessness by providing safe and stable housing options for low-income residents. Our program objectives include:

1. To prevent low-income individuals and families from becoming homeless and ensure that they maintain stable housing.
2. To offer support and housing solutions to individuals and families likely to become homeless after discharge from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care, youth facilities, and corrections programs.

The SCHC coordinates with public and private agencies that address housing, health, social services, employment, education, and youth needs, ensuring a holistic approach to combat homelessness. We coordinate with the County DSS offices, individual homeless prevention programs and DISSY the Balance of State Coordinating Committee.

In 2022 the PTRC Section 8 Program provided rental assistance to 800 low-income households, preventing them from losing their homes due to financial hardship. We successfully rehoused 10 homeless households into permanent housing, including families and individuals.

SCHC assisted 8 low-income homeowners in making critical repairs to maintain safe and stable housing conditions.

The persistent shortage of affordable housing remains a significant challenge, necessitating innovative approaches to expanding housing options. The SCHC funded a 88 unit LIHTC project in Stokes County increasing the number of affordable housing units and adding fully accessible units to the project.

The SCHC is committed to reducing homelessness among low-income populations in our region through new and improved affordable housing options. The 2022 CAPER demonstrates our achievements, challenges, and our dedication to working collaboratively with institutions and agencies to address the unique needs of individuals and families facing homelessness.

**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**

As previously mentioned the SCHC works in conjunction with the PTRC Section 8 Program which serves homeless households. Since making homelessness a priority the time taken to house a homeless household has been significantly reduced in all four countries. Vouchers are issued quickly over available units can be hard to locate. That's why the SCHC prioritizes rental housing development and rehabilitation to increase the number of affordable units that voucher holders can access.

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

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

The only Public Housing in the SCHC geography is the Mt. Airy Housing Authority. The PTRC is the HCV or Section 8 Provider in the four counties.

SCHC has taken actions in 2022 to address the critical needs of NC-166 Section 8 residents, within our community. Ensuring the well-being and quality of life for voucher holders remains a top priority. Below are the key actions taken to address these needs:

Rehabilitation is conducted thorough assessments of properties to identify maintenance, safety, and modernization needs. These assessments served as the foundation for our rehabilitation efforts which can eventually revert to a rental that accepts vouchers.

Ensured that as many units as practicable are compliant with the Americans with Disabilities Act (ADA) by making necessary accessibility modifications, including ramps, handrails, and accommodations for residents with disabilities.

SCHC promotes fair housing practices within affordable housing communities, fostering inclusivity and equitable access to housing resources.

Implemented energy-efficient upgrades in housing units, such as installing energy-efficient appliances, improving insulation, and transitioning to LED lighting. These measures reduce utility costs for residents and promote sustainability and lower overall housing costs.

The Surry County HOME Consortium remains dedicated to enhancing the quality of life for residents by addressing housing needs comprehensively. These actions reflect our commitment to safe, accessible, and sustainable housing solutions, as well as our ongoing efforts to empower and support residents in achieving their full potential.

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

The only Public Housing in the SCHC geography is the Mt. Airy Housing Authority. The PTRC is the HCV or Section 8 Provider in the four counties. The SCHC has no involvement in PH housing management.

### **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)**

In response to the growing need for affordable housing and recognizing the numerous barriers posed by public policies, the June 2023 Housing Summit has undertaken a proactive approach to address and ameliorate these challenges. The Summit is committed to fostering housing affordability by advocating for a series of policy modifications that address the most pressing issues, including land use controls, tax policies, zoning ordinances, building codes, fees, growth limitations, and policies affecting residential investment returns.

### **1. Land Use Controls:**

The Housing Summit has proposed the adoption of incentive zoning practices to encourage developers to include affordable housing units within their projects. This approach can provide density bonuses, expedited permitting, or other incentives to builders who incorporate affordable housing components.

### **2. Zoning Ordinances:**

Encouraging municipalities to adopt mixed-use zoning ordinances that allow for a combination of residential and commercial spaces, creating opportunities for affordable housing units within all areas.

Advocating for zoning modifications that permit and streamline the construction of ADUs, offering homeowners an income source while increasing the supply of affordable rental units.

### **3. Building Codes:**

Collaborating with local building authorities (in 2022 in Surry County) to simplify and expedite the permitting process for affordable housing projects, reducing construction costs and timelines.

Developing guidelines for cost-effective, sustainable, and resilient affordable housing construction that aligns with local building codes and regulations.

### **4. Fees and Charges:**

Encouraging local governments to waive certain fees for nonprofit and affordable housing developers to reduce overall project costs.

The June 2023 Housing Summit is dedicated to breaking down barriers to affordable housing through these suggested planning and zoning modifications. By advocating for these policy changes, we aim to



create a more inclusive, accessible, and equitable housing landscape that benefits communities and individuals alike.

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

The SCHC remains steadfast in its commitment to addressing obstacles and challenges that hinder the fulfillment of underserved needs in our communities. As part of our CAPER for 2022, we have taken significant actions to tackle these barriers.

**1. Expansion of Affordable Housing Stock:**

Partnered with nonprofit organizations and developers to facilitate the construction of 100 affordable housing units in areas with underserved needs, ensuring that vulnerable populations have access to quality housing.

**2. Support for Vulnerable Populations:**

Conditionally funded with HOME-ARP programs that specifically target homeless individuals and families, providing them with access to housing and support services to break the cycle of homelessness.

Prioritized the development of affordable housing units tailored to the needs of seniors and individuals with disabilities, addressing an often underserved demographic. Increased the number of accessible units in Alexander Apartments.

**3. Accessibility:**

Implemented policies that encourage landlords and property owners to make necessary accessibility modifications to existing housing units, ensuring that individuals with disabilities can access suitable housing. Placed ramps on most rehab jobs.

**4. Community Engagement:**

Engaged in ongoing collaboration with local governments, nonprofit organizations, community groups, and residents to better understand underserved needs and develop tailored solutions.

Actively sought input from residents and community members through surveys, public hearings, and community meetings, ensuring that our programs align with the actual needs of our communities.

**5. Leveraging Funding Sources:**

Worked diligently to leverage federal funding sources effectively, mainly through the NCHFA ESFRLP Program, combining resources from various programs to create comprehensive solutions that address underserved needs.

The Surry County HOME Consortium remains dedicated to removing obstacles and addressing the unique challenges faced by underserved populations. By taking these actions and adhering to regulatory guidelines, we aim to create a more equitable and accessible housing environment for all residents in our communities.

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

The SCHC is committed to ensuring the safety and well-being of our community members, particularly vulnerable populations, by addressing lead-based paint hazards in housing. In our 2022 CAPER, we are proud to highlight the significant actions taken to reduce lead-based paint hazards:

#### **1. Rehabilitation Contractors Engagement:**

Collaborated closely with rehabilitation contractors to provide training and certification in lead-safe work practices. This ensured that contractors were well-prepared to identify and mitigate lead-based paint hazards during rehabilitation projects.

Conducted lead hazard assessments in homes occupied by homeowners. These assessments were essential in identifying the presence of lead-based paint hazards and planning appropriate remediation measures.

#### **2. Hazard Remediation in Homeowner-Occupied Homes:**

Rehabilitation contractors, equipped with their training and guidance, successfully removed lead-based paint hazards in several homeowner-occupied homes. This included the safe removal or interim mitigation of lead-contaminated materials and the implementation of preventive measures.

Implemented a robust quality assurance process to ensure that all lead hazard remediation work met or exceeded federal safety standards. This included thorough inspections and testing to confirm the effective removal of lead-based paint hazards.

#### **3. Monitoring and Compliance:**

Maintained comprehensive records of all lead-based paint hazard remediation activities, including documentation of successful remediation efforts.

By actively engaging rehabilitation contractors, conducting lead hazard assessments, and successfully removing lead-based paint hazards in homeowner-occupied homes, the Surry County HOME Consortium has made significant progress in reducing lead exposure risks. Our commitment to public awareness, education, and coordination with local agencies further strengthens our efforts to create safer and healthier living environments for our community members, particularly those most vulnerable to lead-based paint hazards.

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

The SCHC is dedicated in its mission to enhance the quality of life for all residents within our region. In this CAPER for 2022, we present the multifaceted actions taken to mitigate the number of poverty-level families within our jurisdiction.

Our central objective in 2022 was to implement targeted and effective strategies to reduce the prevalence of poverty-level families within the SCHC counties. Our focus encompassed affordable housing.

### **Affordable Housing Initiatives:**

SCHC spearheaded investments in the construction (1 LIHTC investment) and renovation (8 units) of affordable housing units, thus augmenting the availability of secure and affordable housing options for low-income families. This encompassed refurbishing existing structures and introducing new housing developments.

The PTRC NC-166 Section 8 Program provides rental assistance, enabling eligible families to access decent housing within their preferred neighborhoods, thereby fostering housing stability.

In 2022, the SCHC steadfastly pursued its commitment to address poverty-level families by implementing a comprehensive array of actions. These efforts focused on enhancing housing stability and access, and overall well-being for those in need within our community. We remain resolute in our dedication to these initiatives and continue to assess their impact as we collectively work towards a more prosperous and equitable future for all residents of the SCHC.

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

The SCHC is dedicated to improving the housing and community development landscape in our region. In this 2022 Consolidated Annual Performance and Evaluation Report (CAPER), we focus on the actions taken to enhance our institutional structure. Additionally, we highlight our collaborative efforts with DISSY (Balance of State Homeless Coordinating Committee) and local DSS (Department of Social Services) offices to address homelessness and community needs.

Our primary objective for 2022 was to fortify the institutional capacity of the SCHC Consortium, enabling us to address housing and community development needs more effectively. Concurrently, we sought to strengthen partnerships with DISSY and local DSS offices to combat homelessness and enhance social services coordination.

SCHC actively coordinated with DISSY and local DSS offices to streamline services for individuals experiencing homelessness, ensuring a holistic and coordinated approach to addressing this critical issue. The PTRC has Section 8 (with staff that understand the SCHC as well) offices in three of the

County's public buildings.

We deepened partnerships with DISSY and local DSS offices, enabling us to leverage collective expertise and resources to address homelessness and community development challenges.

Our staff members received ongoing training and development opportunities to enhance their competencies in housing, community development, and homeless services.

In 2022, the SCHC Surry Stokes Yadkin and Davie Consortium made significant strides in developing its institutional structure and fostering collaboration with DISSY and local DSS offices. These endeavors have equipped us to better address housing and community development needs and to combat homelessness more effectively. We remain steadfast in our commitment to these institutional improvements and collaborative efforts as we continue our mission to enhance the well-being of residents in our region.

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

The SCHC now regularly coordinates with DISSY and in three of the 4 counties DSS or Human Services co-located offices.

**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 and NC-166 enforce Fair Housing complaints and have information in all four counties. In addition recommendations are being made to the various towns to improve and streamline affordable housing and missing middle development rezoning and land use approvals.

## **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**

The Surry County HOME Consortium (SCHC) HOME Program is dedicated to monitoring activities aimed at reducing and ending homelessness in accordance with 24 CFR 91.220 and 91.230. We are committed to evaluating our progress in meeting specific homelessness reduction objectives and ensuring long-term compliance with program requirements, including comprehensive planning. This outlines the standards and procedures we employ to fulfill these responsibilities:

### 1. Evaluation of Homelessness Reduction Objectives:

a. Annual Review: SCHC conducts an annual review of our homelessness reduction objectives, assessing progress towards our goals and targets. This is primarily accomplished through interactions with the various homelessness providers and DISSY. Also the NC-166 Section 8 Program engages homeless households in all four counties.

b. Data Analysis: We utilize data analysis to evaluate the effectiveness of our homelessness related programs, including the number of individuals and families housed, the duration of homelessness, and the impact of support services provided. Again primarily through NC-166.

### 2. Monitoring of Program Activities:

a. Continuous Monitoring: SCHC continually monitors program activities related to homelessness reduction, including outreach efforts, supportive services, and housing placement initiatives.

### 3. Integration with Comprehensive Planning:

a. Collaboration with Local Governments: SCHC collaborates closely with local governments and planning agencies to integrate homelessness reduction strategies into comprehensive planning efforts within our service area.

b. Data Sharing: We facilitate data sharing between SCHC and local planning agencies to ensure that homelessness reduction initiatives align with broader comprehensive plans.

### 4. Compliance Oversight:

a. Regulatory Compliance Checks: SCHC conducts regular compliance checks to ensure that all

homelessness reduction activities adhere to federal regulations, guidelines, and local ordinances.

b. Corrective Actions: In cases of non-compliance, we implement corrective actions promptly and work closely with partners to address any issues.

6. Reporting and Transparency:

a. Public Reporting: SCHC maintains transparency by periodic program performance reports, including updates on homelessness progress, minority business outreach, and compliance with comprehensive planning requirements.

b. Public Input and Feedback: We actively seek public input and feedback on our homelessness reduction efforts to ensure community needs and priorities are considered and addressed.

The Surry County HOME Consortium HOME Program remains steadfast in its commitment to reducing and ending homelessness, within the confines of the HOME Regulations, while upholding the highest standards of monitoring and compliance. Through data-driven evaluation, equitable outreach, collaboration with local agencies, and transparency in reporting, we work to ensure the success and sustainability of various homelessness reduction initiatives.

**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.**

The Surry County HOME Consortium, serving the communities of Surry, Stokes, Yadkin, and Davie counties, is committed to transparency, accountability, and community engagement in the development and assessment of our programs, as detailed in our 2022 Consolidated Annual Performance and Evaluation Report (CAPER). To ensure that our citizens have ample opportunity to participate and provide valuable input, we have implemented a comprehensive strategy for notifying and involving residents from across the Consortium's service area.

1. Multichannel Public Notices:

We publish notices in local newspapers, providing citizens with information on the availability of our performance reports, including the CAPER.

Our websites host digital versions of the CAPER and related documents. They also serve as a central hub for news, updates, and notifications.

## 2. Public Meetings:

We hold public hearings providing a platform for residents to learn about and comment on the CAPER. These hearings will be in person or via Zoom to ensure accessibility for all communities.

## 3. Comment Period:

The Consortium uses a comment period of at least 30 days from the date of publication. This duration will enable citizens to thoroughly review the CAPER and provide thoughtful feedback.

## 4. Multilingual Accessibility:

Recognizing the linguistic diversity within our community, we will provide translation services for key documents and public notices. This will ensure that non-English-speaking residents can access and understand the CAPER. We have two PTRC staff that speak Spanish that work closely with the SCHC.

## 5. Online Accessibility:

To accommodate modern communication preferences, the CAPER, along with relevant documents, will be available for download on our website. This provides citizens with convenient digital access.

## 6. Response to Public Comments:

We are dedicated to thoroughly reviewing all comments received from citizens. These comments will be assessed and taken into account when making decisions related to program improvements and adjustments.

Our responses to public comments will be included in subsequent reports to provide transparency regarding how feedback has influenced our programs and decision-making processes.

The Surry County HOME Consortium's comprehensive efforts to inform and engage citizens from Surry, Stokes, Yadkin, and Davie counties reflect our commitment to fostering open dialogue and community involvement. By actively seeking and incorporating citizen input, we aim to enhance our programs and better serve the diverse needs and aspirations of our entire service area.

## **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.

In accordance with 24 CFR 91.520(d), the Surry County HOME Consortium (SCHC) HOME Program diligently conducts property inspections on a regular basis through our Section 8 program and when requests are made. These inspections are a fundamental component of our commitment to ensuring the quality, safety, and compliance of affordable housing units within the SCHC. The purpose of these inspections is to fulfill regulatory requirements and to provide safe, decent, and affordable housing for SCHC residents.

#### 1. Regular Property Inspections:

a. Scheduled Inspections: SCHC HOME Program conducts scheduled property inspections for all units participating in our Section 8 program on a regular basis. These inspections are carried out to assess compliance with housing quality standards (HQS) and other relevant regulations.

b. Thorough Assessment: During these inspections, our qualified inspectors thoroughly assess various aspects of the properties, including structural integrity, safety features, sanitation, and general habitability.

#### 2. Compliance with Housing Quality Standards (HQS):

a. Adherence to HQS: SCHC HOME Program ensures that all inspected properties meet or exceed the minimum standards as defined by Housing Quality Standards (HQS) established by the U.S. Department of Housing and Urban Development (HUD).

b. Timely Remediation: In cases where deficiencies are identified during inspections, property owners and landlords are promptly notified and required to address and remedy any issues to bring the property into compliance with HQS.

#### 3. Tenant Well-Being and Safety:

a. Safety Precautions: Property inspections also encompass safety-related aspects, including the presence and functionality of smoke detectors, carbon monoxide detectors, and fire extinguishers, ensuring the well-being of residents.



b. Immediate Response: If any life-threatening safety issues are identified, SCHC HOME Program takes immediate action to ensure the safety of tenants, which may include relocating them to alternative housing if necessary.

#### 4. Compliance Documentation:

a. Comprehensive Records: SCHC HOME Program maintains comprehensive records of all property inspections, including inspection reports, photographs, and correspondence with property owners and landlords.

The Surry County HOME Consortium HOME Program takes great pride in its commitment to property inspections through our NC-166 Section 8 program. These inspections are instrumental in ensuring the provision of safe, decent, and affordable housing for our residents while upholding our dedication to regulatory compliance and tenant well-being. Our ongoing efforts aim to improve housing conditions, promote tenant satisfaction, and maintain the high standards expected of affordable housing programs.

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

In accordance with 24 CFR 91.520(e) and 92.351(a), the Surry County HOME Consortium (SCHC) has implemented a range of affirmative marketing actions for HOME units throughout the year 2022. The purpose of these actions is to promote fair housing practices, ensure equal access to housing opportunities, and actively reach out to all segments of the community, particularly those with historically limited access to affordable housing. This assessment highlights our affirmative marketing efforts for HOME units in 2022:

#### 1. Comprehensive Outreach Strategies:

a. Community Engagement: SCHC continued its active engagement with local communities through public meetings, workshops, and events to educate residents about available HOME units and fair housing rights. We work through our partners to make sure tenants know who accepts Section 8 vouchers.

b. Collaboration with Local Organizations: Collaborated with local housing advocacy organizations, nonprofits, and community centers to expand outreach efforts and ensure that information about available HOME units reached a broader audience. That said our HOME rental properties are rarely needing to fill units. Demand is exceptional high.

#### 2. Multilingual and Accessible Information:

a. Translation Services: Recognizing the linguistic diversity within our community, SCHC provided translated marketing materials and information in multiple languages (predominantly Spanish with two

PTRC staff) to ensure that non-English-speaking residents could access and understand their housing options.

### 3. Online and Digital Presence:

a. Website Accessibility: SCHC, through the PTRC, maintains an updated and user-friendly website that featured information about available HOME units, application procedures, and fair housing resources. The website was designed to be accessible to individuals with disabilities.

### 4. Targeted Marketing Campaigns:

a. Demographically Targeted Outreach: SCHC conducted marketing campaigns targeting specific demographic groups, such as veterans, seniors, and individuals with disabilities, to ensure that they were aware of available HOME units tailored to their needs.

b. Community-Specific Outreach: Engaged in community-specific outreach efforts in historically underserved areas to ensure that residents in these communities had equal access to housing opportunities.

In conclusion, the Surry County HOME Consortium has been actively engaged in affirmative marketing actions for HOME units in 2022. Our efforts have focused on enforcing fair housing, increasing accessibility to housing opportunities, and engaging with the community at large. Through ongoing outreach, education, and collaboration with local organizations, we remain committed to ensuring that all individuals have equal access to safe and affordable housing within our community.

### **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**

Overall \$264,845.31 of Program Income was expended in FY2022. Of that \$66,216.00 of Program Income was expended on 8 homeowner rehabilitation projects each one in conjunction with an NCHFA funded rehab. These funds allowed the NCHFA rehabs to take place as they would have been "Beyond Repair" and the low income homeowners would not have received any assistance. \$99,854.71 of Program Income was expended on one Habitat home in Stokes County. \$72,855.25 of Program Income was expended on Alexander Apartments in Stokes County which is under construction. \$25,919.35 of Program Income was expended on New Hope New Beginnings Transitional Housing which is still under construction.

### **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)**

In June 2023 the SCHC participated in a well attended Housing Summit. Early results show interests in

several new projects that contain affordable units. Also a number of developers that were unaware of SCHC funding are now looking at applying for funds in the next RFP.

## 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		0			
Total Section 3 Worker Hours		0			
Total Targeted Section 3 Worker Hours		0			

**Table 14 – Total Labor Hours**

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

Other.		0			
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**