

PY 2022 Consolidated Annual Performance Evaluation Report (CAPER)

Foothills NC HOME Consortium-McDowell County, Lead Entity

Background Summary

Foothills Regional Commission (FRC), the administrative agency of the Foothills NC HOME Consortium for the Lead Entity, McDowell County began the tasks of learning the programmatic requirements of HUD HOME and started the training modules in March 2023. Staff changes at FRC from the time the Consolidated Plan for 2022 was approved led to the delay in administration of the HOME program. Because of this, a Housing Planner was designated specifically for this Consortium.

With the assistance and guidance of the Uniform Consortium's HOME Director, the HOME policies, procedures, and initial set-up of our program began in April. By the end of May, all of the training modules were completed, and the Consortium Council members were identified, and a date set for the first meeting/training. This will be the group that will choose the projects to be selected for funding. McDowell County, the Lead Entity, gained board approval of the Joint Agreement and HOME Capitol Project Budget Ordinance in June so that the Lead entity will be updated monthly, and all fiscal actions will be accounted for and transparent, and will be reflected in IDIS. FRC's Executive Board approved all of the Policies and Procedures in May. Also, the 12 member entities that formed the Consortium in 2022 were notified of the date of the meeting/training of the HUD HOME requirements, policies, and updated plans for the coming year. Program binders were developed for all Consortium Council members that contain the following: By-laws, HOME policies and procedures, HOME application, CHDO application and sample Loan agreements. An informational flyer was also created to advance the knowledge of the new Consortium HOME program in the 4 counties and will be disbursed to the housing agencies within the area to help "affirmatively further fair housing". Additional marketing roll-up banners were created to assist with this effort as well.

IDIS access was granted for FRC's HOME staff by **the end of May**, and an additional overview of IDIS was given by the Uniform Consortium HOME Director. This was one reason for the unfortunate circumstance of the PY 2023 Annual Plan being delayed for submittance. TA request was also delayed and occurred in July, so the consultant has now helped with many questions of the HOME

requirements. FRC feels much more at ease with the HOME program moving forward.

The Housing Counseling modules were completed by June 1st with the hopes of taking the certification exam over the summer, and then applying for the Agency certification by the Fall of 2023. A CHDO informational meeting occurred in June so that FRC could procure agencies to apply for certification. A Rutherford County Housing Tour that took place on June 2nd allowed FRC, local, state, and federal partners to view 3 affordable home properties that were in various stages of development to completion. Future partners like Dogwood Health Trust, Gateway Foundation, and Habitat for Humanity were the sponsors of the event and were excited to form an allegiance with FRC to increase the number of affordable units in our 4-county area thru development and rehabilitation efforts. By the end of July, FRC hoped to have 3 CHDO certified applicants and this occurred!

The Consortium's goal on August 14th is to have 1 new construction development, and 6 CHDO activities approved for funding. The CAPER's public notice will occur on August 20th and include that no funds were drawn down for PY2022 to date. It has been a busy five months of grasping the HUD HOME program's requirements, but we are assured of a busy PY 2023 starting in October since all of the pieces will be in place!

AP-20 Annual Goals and Objectives-91.420, 91.220(c) (3) & (e)

1. New construction for Home ownership
 2. New construction of Rental Housing
 3. Housing Rehabilitation
 4. Home ownership Assistance
 5. Homeless Housing
- HUD HOME funds will be utilized to leverage private investment in the development of affordable housing. Local participating jurisdictions will provide the matching requirement for projects within their jurisdictions. Funding will be sought from Dogwood Health Trust and other local funders for specific projects.
 - The primary strategy for the Foothills NC HOME Consortium is the development of new housing for both home ownership and rent. We will

focus on this strategy first and work with stakeholders across the region to develop new housing stock.

- The secondary strategy is to rehabilitate existing housing that is in need of assistance, or fund projects to rehabilitate former school or textile buildings to make apartments or condos for additional affordable housing and possible mixed-use projects. The Consortium will work with jurisdictional partners on zoning matters so that lesser restrictions may help provide units for multi-housing projects such as duplexes, triplexes, and townhomes.
- FRC's HOME staff will work with current service providers of outreach programs to develop goals and actions for emergency shelters and transitional housing needs in the region. This capacity-building and collaboration between the partnering agencies will allow a team approach to end some of the homelessness in our region. The following partners have been established to work with the Consortium: Foothills PHA, Rutherford Housing Authority, Gateway Foundation, Dogwood Health Trust, United Way, Hope Network, Out of The Ashes Ministries, Area Agency on Aging, and the Givens Group, and Housing Assistance Corporation.
- FRC's Housing Planner is experienced in and committed to Disaster Preparedness and has taken 2 of the Housing Counseling Disaster Preparedness trainings and will work to assist local municipalities and Emergency Management with outreach on sheltering plans for those in Section 8 and HCV programs.

Barriers to the region's affordable housing progress: local zoning and land-use statutes; employment opportunities; access to transportation; available housing stock. The Consortium and FRC will strive to implement and encourage changes through forging reliable, trusting relationships while providing a platform to maximize the region's resources and service delivery.

HOME Resources: \$ 815,652 with 10% to Admin costs

\$ 200,000 Match-Dogwood Health Trust

