

# Surry County HOME Consortium (SCHC) HOME-ARP Allocation Plan

**Participating Jurisdiction:** Surry County, NC HOME Consortium

**Date:** 12/12/23

## Background

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. These funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnership Program (HOME Program) from the U.S. Department of Housing and Urban Development (HUD). This special round of funding is called the "HOME-ARP" program. In September 2021, HUD awarded the Surry County, NC HOME Consortium (which consists of Surry County, Stokes County, Davie County and Yadkin County) \$2,110,180 in HOME-ARP funds.

Eligible activities that may be funded with HOME-ARP include: (1) development and support of affordable housing; (2) tenant-based rental assistance; (3) provision of supportive services (such as housing counseling, homelessness prevention, child care, job training, legal services, case management, moving costs, rental applications, and rent assistance); and (4) acquisition and development of non-congregate shelter units.

Funds must primarily benefit individuals and households in the following qualifying populations:

- Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3))
- At risk of homelessness (as defined in 24 CFR 91.5 "At risk of homelessness")
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003)
- Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)

## Consultation

Before developing its plan, the SCHC must consult with the local Continuum of Care (CoC), homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

## Summary of the consultation process

- An electronic survey was widely distributed to agencies and organizations that work with people experiencing homelessness, people fleeing domestic violence, justice-involved individuals, veterans, people with low incomes, and other qualifying populations.
- Virtual meetings were held with several individual service providers.
- In person meetings were held with different service providers.

**Organizations consulted and summary of feedback**

<b>Agency/Organization Consulted</b>	<b>Type of Agency/Organization</b>	<b>Method of Consultation</b>	<b>Feedback</b>
NC-166	PHA	In person	Need for affordable housing and emergency homeless housing.
New Hope New Beginnings	501c3	In person/virtual	Transitional Housing needs
Surry County Drug Prevention	County Government	Email	Transitional and long term housing needs based on graduation from treatment centered housing
Stokes County Mental Health	501c3	Several virtual meetings to discuss viable options.	Need for shelter housing during treatment for other issues
Surry DSS	Social Service Agency	Person/email	Need for Youth Vouchers
Davie DSS	Social Service Agency	Email	Need for Youth Vouchers
Yadkin DSS	Social Service Agency	Email	Need for Youth Vouchers
Stokes DSS	Social Service Agency	Email	Need for Youth Vouchers
Shephard's House	Homeless Service Agency	Person/Email	Need for Shelter activities
My Father's House	Homeless Service Agency	Email/virtual	Need for Shelter activities
Annie's Hope Center for Growth and Healing	Homeless and DV Agency	Email	Need for Housing resources for those graduating their shelter
Hope Homes of Davie	Homeless Service Agency	Person	Need for shelter activities
Disabled American Veterans	Veteran Service Agency	Survey	More shelter/affordable Housing needed
NC Justice Center	Fair Housing Agency	Survey	More affordable housing needed
Weaver Kirkland Housing	Housing Developer	Survey	More Affordable Housing needed

Solutions for Independence	Disabled Service Provider	Survey	More affordable Housing Needed
Redemption House	Homeless Service Provider	Virtual/survey/email	Need for Shelter activities
Area Agency on Aging	Aging Provider	Person/survey	Aging in place/repair
Veteran's Administration	Veteran Service Agency	Survey	Housing for Vets
YVEDDI	Social Service /Transportation	survey	No response
Stokes Habitat	Housing provider	Survey	Affordable housing
Mt. Airy Habitat	Housing provider	Survey	No response
Upper Yadkin Habitat	Housing provider	Survey	No response
Family Promise	Homeless Service Provider	Person	Shelter availability
Surry County	County rep	Person	Shelter/affordable housing/youth vouchers
Yadkin County	County rep	Person	Affordable housing
Davie County	County rep	Person	Shelter activities
Stokes County	County rep	Survey/email	No response
Balance of State/DISSY	Partners Behavioral Health staff	Zoom meeting	Lack of housing available to voucher holders. Limited coordination between providers. PTRC staff will start attending monthly DISSY meetings.
Mt Airy Housing Authority	Public Housing	Email	No response

### **Public Participation**

*The Surry County HOME Consortium must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, the Consortium must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The Consortium must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, the Consortium must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.*

**Public comment period:** The draft Surry County HOME-ARP Allocation Plan was made available for public display and comment on the Surry County and PTRC website at [www.ptrc.org](http://www.ptrc.org) and available in hard copy upon request at the Surry County and PTRC offices. The public comment period ran April 21, 2022 to May 23, 2022.

**Public hearing:** A Public Hearing on the development of the HOME-ARP Allocation Plan was held on May 11, 2022. Public notice of the hearing was published on April 23, 2022. The public comment period ran April 21 – May 23, 2022.

### **Description of efforts to broaden public participation**

Information about Surry County’s HOME-ARP funding was widely distributed, through traditional avenues such as public notices, as well as informal solicitation of ideas.

*The Consortium considers any comments or view of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.*

### **Summary of comments and recommendations received through the public participation process**

\$2.1 million was funded for ARP funds, and the purpose of the public hearing is to accept comments on the best use of the funds. We can build non-congregate housing, i.e., shelters with these funds. One participant commented about ARP funds and mentioned that we could break the funds up per capita by county. It was mentioned that we had a breakdown of what those amounts would look like, but did not recall what those amounts were. The breakdown of numbers was pulled. Initially if one county has good projects we can move those funds over from another county without projects to cover projects for the most significant impact vs. each county receiving an equitable split. Everyone seemed in agreement with that shifting funds to the county with the most viable project instead of each county receiving an equitable split.

Another participant commented that Family Promise was looking at a site where they could build a non-congregate shelter (NCS) to house the homeless families they work with. Currently those families are being sheltered at churches and have to move around a lot for simple things like laundry and other activities. Building NCS would provide stability to work on longer term issues that will allow them to move to permanent housing. They have a good site in mind and wondered if they could use the funding for site purchases, it was suggested that that would likely be covered through HOME-ARP.

It was asked if there are any projects in Yadkin County that these funds can be used with and a Yadkin County representative responded that no they do not have anything.

It was asked about using the funds to pay old debts to assist the Shephard’s House with some

expansion issues they have run into. The Shephard's house is a shelter in Surry County for women and children. They expanded their facilities last year, but could benefit from paying off the old loan to free up their credit line for other expenses. They have requested \$530,000 to resolve this debt. It was noted to check on it but hasn't seen anything so far that mentioned that as an eligible use. Once this was determined as ineligible, we reached back out the shelter for other needs and these activities were presented:

1. A garden space (Duke Energy request) that we have not received funding for
  - a. Original quote was for \$46,402 but would need to be evaluated with the recent rise in aggregate material costs - would imagine bump would be around \$50k
2. A street outreach project (\$96,861.36 1<sup>st</sup> year project cost)
3. A men's NCS project (as written \$130,308.00 1<sup>st</sup> year project cost)
  - a. Cost unknown and not mentioned in that was a fire alarm system that I am estimating will run around \$15-\$20k
  - b. Potential drainage correction issue (from top parking area of property - heavy water flow issue downhill toward new shelter site) could be added to the request with an estimated correction cost of \$10k

Cost Summary:

\$50,000

\$97,000

\$130,000

\$20,000

\$10,000

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\$307,000 estimate as of today with these projects.

Other funding needs:

1. Funding existing shelter to change out some kitchen items to make a more usable kitchen space for teaching and skill development
2. Additional storage building to house maintenance equipment
3. Outdoor furniture items
4. Patio awning
5. Recycle dumpster

There is another NCS opportunity with Your Father's House, which could use funds for a new structure and rehabilitation of an existing structure to house people exiting a correction program or institution, the program has a history housing men, but will serve any applicant exiting the court system with Opioid (including Methamphetamines/Alcohol) addiction, with substance use recovery. They have requested a total of \$708,400 to accomplish these activities.

Additionally, the data demonstrates a need to create NCS in Davie. It was suggested that NCS are good ideas since these are not projects that can be typically funded through HOME funds and we do know there is a need to create NCS opportunities in the region since there is a deficient of emergency shelter options in our region. We are also able to issue Section 8 vouchers to participants assist in long term housing needs.

One other suggestion that was mentioned from a previous meeting with DSS was related to support foster youth exiting the system with housing assistance. There is a need to use HOME ARP funds to

provider two-year TBRA (up to \$150,000) for foster youth exiting at-risk of homelessness and exiting the DSS foster system. There is a significant number of foster care young adults with limited-to-no connectivity to services; Surry DSS has approximately 3 youth leave foster care every quarter that do not have stable housing, or 12 annually, and the other counties have similar numbers. Providing two years of TBRA would allow them to stabilize in the community, creating opportunities to receive higher education and employment, reducing future inflows into the homeless service system.

**Commented [ES1]:** Do you have an estimate/something to back up this comment? Even if elsewhere in the document, it's good to reinforce it here.

It was also mentioned that we would try to stay true to the percentage breakdown by county, but we need projects based on community need and shovel readiness. A Davie Homeless rep thinks that with the leads they could secure a property and they have plans for building design. Reminders were mentioned that we have to remember that funding for shelter staff needs to come from other sources.

A SCHC Board meeting was held September 26<sup>th</sup>, 2023 to review updated costs for previously conditionally awarded HOME-ARP activities. The final allocations:

TBRA		\$150,000
Your Fathers House	(non-congregate shelter)	\$880,000
Family Promise	(non-congregate shelter)	\$650,000
Shepherds House	(Supportive Services)	\$93,000

Staff from Surry County and the PTRC attended meetings with several relevant groups to present on HOME- ARP and solicit input on priority needs.

**Summary of comments or recommendations not accepted and reasons why**

All comments have been accepted. All comments were discussed.

Regarding this statement:

*It was asked about using the funds to pay old debts to assist the Shephard’s House with some expansion issues they have run into. The Shephard’s house is a shelter in Surry County for women and children. They expanded their facilities last year, but could benefit from paying off the old loan to free up their credit line for other expenses. They have requested \$530,000 to resolve this debt. It was noted to check on it but hasn’t seen anything so far that mentioned that as an eligible use.*

Guidelines were reviewed, TA consulted, and it is not an eligible request and has been excluded in the plan.

**Needs Assessment and Gaps Analysis**

*The Surry County HOME Consortium must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, the Consortium must identify any gaps within its current shelter and housing inventory as well as the service delivery system. The Consortium should use current data, including Point in Time Count, Housing Inventory Count, or other data available through the Continuum of Care (CoC), and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.*

**Homeless Needs Inventory and Gap Analysis Table**

	Homeless											
	Current Inventory					Homeless Population				Gaps Analysis		
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds
Emergency Shelter	89	19	0	0	0							
Transitional Housing	12	4	12	12	TBD							
Permanent Supportive Housing	12	4	0	0	TBD							
Other Permanent Housing						TBD	TBD	TBD	TBD			
Sheltered Homeless						TBD	TBD	TBD	TBD			
Unsheltered Homeless						TBD	TBD	TBD	TBD			
<b>Current Gaps</b>										TBD	TBD	TBD

**Commented [ES2]:** Do the TBD numbers exist anywhere? If not, let's put in a sentence in the paragraphs below to explain why those numbers are not available.

<sup>1</sup>CoC Housing Inventory Count, 2021 | <sup>2</sup>CoC Point in Time Count, 2021

**Housing Needs Inventory and Gap Analysis Table**

Non-Homeless					
	Current Inventory		Level of Need		
	# of Units		# of Households	Gap Analysis	
				# of 0-30% AMI Units	# of 31-50% AMI Units
Total Rental Units	21,957				
Rental Units Affordable to HH at 0- 30% AMI (At-Risk of Homelessness)	2,115				
Rental Units Affordable to HH at 31- 50% AMI (Other Populations)	1,640				
0-30% AMI Renter HH w/ 1 or More Severe Housing Problems (At-Risk of Homelessness)			3,837		
31-50% AMI Renter HH w/ 1 or More Severe Housing Problems (Other Populations)			2,737		
<b>Current Gaps</b>				1,716	1,097

<sup>1</sup>Comprehensive Housing Affordability Strategy (CHAS) data, 2014-2018; Table 18C | <sup>2</sup>Comprehensive Housing Affordability Strategy (CHAS) data, 2014-2018; Table 14B | <sup>3</sup>Comprehensive Housing Affordability Strategy (CHAS) data, 2014-2018; Table 1

***The size and demographic composition of qualifying populations within HOME Consortium boundaries***

The 2021 Point in Time Count reports that there were 28 people (in 14 households) experiencing homelessness in the four counties on one night in January 2022. People experiencing homelessness are disproportionately people of color; 50% of people experiencing homelessness in the 2021 Point in Time County were Black or African-American, whereas just 5% of people in the Consortium overall are Black or African- American.

Additionally, 15.4% or 10,915 people in Surry County live below 30% of the area median income, with Stokes and Yadkin showing 12.1% or 5,467 and 4,509 respectively and Davie at 9.6% or 4,121. There is evidence to support that these individuals and families are at-risk of homelessness as increased rents begin pricing folks out of their affordability threshold. Additionally, it is anticipated QP3 and QP4 households may be found within this demographic.

***Unmet housing and service needs of qualifying populations, including but not limited to: sheltered and unsheltered homeless populations; those currently housed populations at risk of homelessness; other families requiring services or housing assistance to prevent homelessness; and those at greatest risk of housing instability or in unstable housing situations***

The SCHC is committed to addressing the critical need for affordable housing and related particularly for populations at risk of homelessness. As part of this commitment, the SCHC has developed a plan based on the results of the Needs Assessment and Gaps Analysis conducted for the HOME-ARP QP program, with a specific focus on serving populations at-risk of homelessness, including those in QP 1, QP 2, QP 3, and QP 4.

**Overview:**

The SCHC's plan for HOME-ARP designed to address the need for affordable housing and related services for populations at-risk of homelessness in Surry, Stokes, Yadkin, and Davie counties. The plan is based on the findings of the Needs Assessment and Gaps Analysis, with a focus on QP 1, QP 2, QP 3, and QP 4 populations.

**Goals and Objectives:**

The SCHC's annual plan includes the following goals and objectives:

1. Increase the Availability of Affordable Housing: The SCHC will work to increase the availability of affordable housing units in Surry, Stokes, Yadkin, and Davie counties for populations at risk of homelessness, including those in QP 1, QP 2, QP 3, and QP 4.
2. Provide Rental Assistance: The SCHC will provide rental assistance to low-income households who require support to make their housing affordable, with a focus on QP 1, QP 2, QP 3, and QP 4 populations.
3. Support Special Needs Populations: The SCHC will provide support for special needs populations, including seniors, people with disabilities, and individuals with mental health or substance abuse issues who are at-risk of homelessness.
4. Improve Coordination of Services: The SCHC will work to improve the coordination of services between service providers to ensure that low-income households, including those in QP 1, QP



- 2, QP 3, and QP 4, have access to the support they need.
5. Increase Outreach and Education: The SCHC will increase outreach and education efforts to ensure that QP 1, QP 2, QP 3, and QP 4 populations are aware of the available resources and services. This will include the development of educational materials and targeted outreach efforts.

**Data Analysis:**

The SCHC's Needs Assessment and Gaps Analysis for the HOME-ARP QP identified the following data related to the four populations of interest:

- **QP 1: Homeless individuals and families:**
  - (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;
  - (2) An individual or family who will imminently lose their primary nighttime residence, provided that: (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance; (ii) No subsequent residence has been identified; and (iii) The individual or family lacks the resources or support networks, e.g., family, friends, or other social networks needed to obtain other permanent housing;
  - (3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who: (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act, section 637 of the Head Start Act, section 41403 of the Violence Against Women Act of 1994, section 330(h) of the Public Health Service Act, section 3 of the Food and Nutrition Act of 2008, section 17(b) of the Child Nutrition Act of 1966, or section 725 of the McKinney-Vento Homeless Assistance Act; (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance; (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or GED, illiteracy, low English proficiency,

ahistory of incarceration for criminal activity, and a history of unstable employment;

According to the 2021 Point in Time Count reports that there were 28 people (in 14 households) experiencing homelessness in the four counties on one night in January 2022. This is a gross undercount. For examples, the Code Purple shelter in Surry had over 45 individuals every night in 2022 when the inclement weather shelter was activated due to the temperature being below 32 degrees. According to the Housing Inventory Count (HIC), the SHCH region does not have any year-around emergency shelter beds dedicated to single adults. There are 12 units of family shelter available year-round, demonstrating a significant need for emergency shelter in the region.

Based on the data provided, approximately 75% of QP 1 households are extremely low-income (below 30% of area median income) and up to 90% of QP 1 households have a disability or other special need. Given the limited housing stock, coupled with the rising cost of rents, there are significant challenges finding affordable housing for households within QP 1 throughout the region.

- **QP 2: Very low-income households:**

- (1) An individual or family who: (i) Has an annual income below 30% of median family income for the area, as determined by HUD; (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “Homeless” definition in this section; and (iii) Meets one of the following conditions: (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance; (B) Is living in the home of another because of economic hardship; (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals; (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau; (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;
- (2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387(3) of the Runaway and Homeless Youth Act, section 637(11) of the Head Start Act, section 41403(6) of the Violence Against Women Act of 1994, section 330(h)(5)(A) of the Public Health Service Act, section 3(l) of the Food and Nutrition Act of 2008, or section 17(b)(15) of the Child Nutrition Act of 1966, or (3) A child or youth who does not qualify as “homeless” under this section but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless

Assistance Act, and the parent(s) or guardian(s) of that child or youth if living with her or him.

According to the data, approximately 60% of QP 2 households are extremely low-income (below 30% of area median income) and it is estimated that approximately 25% of QP 2 households have a disability or other special need. Our region does not have many programs or funding dedicated towards housing stability for QP 2. Section 8, NC-166, can be helpful but funds are limited and housing providers have to accept a voucher and the background of the applicant household.

- **QP 3: Households fleeing domestic violence:** For HOME-ARP, these populations are NOT part of the homeless population - Adds Human Trafficking population - Eliminates requirement that individual or family:
  - 1) have no other household; and
  - 2) lacks resources or support network • PJs must consider this a separate population from homeless population, for HOME-ARP program (developing allocation plan, adopting preferences, implementing referral methods, etc.)

It is estimated that approximately 70% of QP 3 Domestic Violence households with no support network are extremely low-income (below 30% of area median income). There are limited services and housing dedicated to serve Q3, resulting in multiple unmet needs across the regions. Below are the annual Domestic Violence Victims/Cases by County (totaling 1,682 cases):

**DATA - Domestic Violence:**

Commented [ES3]: This is fantastic!! Great find!

July 2021-June 2022		Calls	Chats	Clients
County	Agency	Hotline Calls	Crisis or Support Chats	Number of Clients Served
Davie	Davie Center for Violence Prevention	493	119	336
Stokes	YVEDDI Domestic Violence Program	258	0	380
Surry	YVEDDI Domestic Violence Program	129	0	622
Yadkin	YVEDDI Domestic Violence Program	272	0	344

Limited access to emergency shelters and limited numbers of available shelter beds, was an overwhelming concern in the Consortium. There is only one major shelter which is the Shepherd's Center in Mt. Airy. This shelter only houses women and children, due to servicing women and children fleeing domestic violence, dating violence, sexual assault, stalking or human trafficking.

**DATA - Sexual Assault:**

July 21-June 22		Calls	Chats	Clients
County	Agency	Hotline Calls	Crisis or Support Chats	Number of Clients Served
Davie	Davie Center for Violence Prevention	22	7	29
Stokes	YVEDDI Sexual Assault Program	6	0	15
Surry	YVEDDI Sexual Assault Program	11	0	32
Yadkin	YVEDDI Sexual Assault Program	58	0	48
<b>TOTAL</b>		<b>97</b>	<b>7</b>	<b>124</b>

- **QP 4: Other populations at risk of homelessness;**
  - Other Families Requiring Services or Housing Assistance to Prevent Homelessness: Households (i.e., individuals and families) who:
    - have previously been qualified as “homeless” as defined in 24 CFR 91.5
    - are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and
    - need additional housing assistance or supportive services to avoid a return to homelessness
  
  - At Greatest Risk of Housing Instability means a household that has:
    - Annual income ≤ 30% of area median income and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs);  
15.4% or 10,915 people in Surry County live below 30% of the area median income, with Stokes and Yadkin showing 12.1% or 5,467 and 4,509 respectively and Davie at 9.6% or 4,121.
    - OR
    - Annual income ≤ 50% of area median income and meets one of the conditions in paragraph (iii) of “At risk of homelessness” definition at §91.5
      - Surry County: 3,118
      - Stokes County: 1,370
      - Yadkin County: 1,017
      - Davie County: 404

**DATA – Veterans:**

County	Veterans	In Poverty
Surry	3,874	256
Stokes	2,961	195
Yadkin	2,326	154
Davie	2,932	194
	<b>12,093</b>	<b>798</b>

Single adults do not have access to dedicated emergency shelter in our region. Family Promise in Davie County provides shelter to families experiencing homelessness by partnering with local churches who allow the families a place to sleep in the building. There are no other amenities for the families who end up having to go other places to even wash clothes. There is also an area in Davie where homeless camp together outside and organizations in the area are trying to assist with proper housing. Emergency shelter is not available in Stokes or Yadkin County and the rural nature of these counties make it more viable for homeless individuals to camp in heavily wooded areas, out of sight, resulting in an underrepresentation of unsheltered homelessness in the annual Point In Time Count.

Organizations are planning to find funding to establish NCS in Davie and Stokes with the program in Davie (Family Promise) being more advanced in development. One existing men’s shelter (that can and will assist other genders with a safe separation), Our Father’s House, in Elkin is in dire need of rehabilitation to continue to provide services. The nearest shelter service is in nearby Forsyth County in Winston-Salem, but distance along with a high homeless population makes it unrealistic for those in our jurisdiction to travel for services.

Affordable housing in general is needed. Rents are reaching the point in this rural consortium that more households are at risk of homelessness due to dramatic (over 25%) rent increases. The consortium has looked for LIHTC properties to fund with our regular HOME allocation and tries to rotate them throughout the region as viable projects become available. To date, the consortium has funded Willow Pond in Davie (44 units), Whistler’s Cove (64 units), Jasper Pointe (66 units), and Elkin Ridge (80 units) in Surry and most recently Alexander Apartments (underway) in Stokes. The SCHC has also conditionally approved funding several properties in Yadkin, however, those properties were not granted tax credit awards and did not move forward.

Another significant unmet housing need for homeless persons is additional case management, and other supportive services to connect these individuals to housing. Rapidly rising rental prices and limited availability of decent affordable housing stock is impacting persons with incomes at 30% and below median income as well as those persons at whose incomes are at 50% of the median but who also meet one of the definitions of at risk of homelessness. A common situation identified during the consultation process is circumstances where a landlord increases rents by \$300-\$500 per month near the end of a current lease. This situation, combined with the limited housing availability, can force people out of a stable housing situation and into homelessness.

***Current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, tenant-based rental assistance, and affordable and permanent supportive rental housing***

NC-166 (PTRC) operates the Housing Choice Voucher (HCV) Program in the Consortium. There are typically over 770 households with vouchers at any given time. **There are currently 300 participants on the waiting list for housing. NC-166 Preferences:**

- Homeless
- Elderly
- HH child under 16
- Veterans
- No preference on Waitlist over 3 years

The available housing stock is lacking and it is difficult for individuals and families to find suitable housing in all four counties. Much of this, as mentioned earlier, has to do with rising rent rates and few options. As an example, we have landlords in one county demanding \$1200 in rent for a trailer from the 1980's that barely meets Housing Quality Standards (HQS) standards. As new LIHTC are being built, the immediately fill up and revert to their own waiting lists.

There have been several new LIHTC properties constructed since 2014 and there are currently 851 total PHA and LIHTC units reported via the AFFH Mapping Tool.

***Gaps within the current shelter and housing inventory as well as the service delivery system***

Anecdotally there is a tremendous gap between need and availability of shelter beds in the four counties. And there is a reported gap of around 3,000 units in the affordable rental market. Supportive services are best provided in Surry County by Shepherd's Center in Mt Airy. YVEDDI and the PTRC AAA, Workforce, and HCV programs are also available to low income or homeless people in the consortium.

It should be added that the Point in Time Count is very likely a gross undercount due to the rural nature of the consortium counties.

Commented [ES4]: Good call out

From the December 2014 RuralHome.org report **"Homelessness declines, but is still difficult to assess in rural areas"**:

*"Homeless counts in rural areas can be more challenging to conduct than counts in urban or suburban regions. Homeless services are more difficult to access due to the large, spread-out nature of rural America. Literal homelessness, the condition of living on the street or in a shelter, is often episodic and less common in rural areas than in cities due to kinship networks. Homelessness in rural areas is typically experienced through precarious housing conditions, where individuals move from one extremely substandard, overcrowded, and/or cost-burdened housing situation to another, often doubling or tripling up with friends or relatives. As a result, the rural homeless population is less visible, and there is often a dearth of service providers and resources, greatly increasing the difficulty of conducting an accurate PIT count"*

***Characteristics of housing associated with instability and an increased risk of homelessness (if the Consortium will include such conditions in its definition of "other populations")***

The greatest threats to housing stability are the rapidly rising rents in the non-subsidized housing market. Properties with current LIHTC and current HOME subsidies that are still in affordability periods are the only properties with stable rents.

Naturally occurring affordable housing (NOAH) properties are attempting to raise rents by a third or even double rents on any property including older mobile homes and older apartments.

Additionally, many property owners have sold their properties to out of state corporations who are increasing the rent rates by more than 30%. Households that have received new HCV vouchers are still having a difficult time finding available properties that are not grossly overpriced and can still pass a Housing Quality Standards (HQS) inspection. This impacts those with disabilities and homeless individuals among others.

***Priority needs for qualifying populations***

The data available during the development of the allocation plan as well as feedback from the Survey and consultation with homeless and housing service providers all identified the lack of homeless services capacity and the lack of affordable rental housing (which exacerbates homelessness issues) to be a top priority.

Given the amount of funds available to the SCHC from HOME-ARP and the costs of rehabilitation and construction of rental units, it was determined that Homeless non-congregate shelters and services would serve a greater number of persons and families with the greatest need. Development and/or rehabilitation or refinancing of Homeless service providers shelters also addresses the needs of many who experience homelessness and suffer from some form of severe mental health illness and substance abuse disorder. Therefore, it was also determined that Homeless services is a high priority need to assist persons who cannot maintain their housing.

People transitioning out of foster care is also a group of individuals with an unmet need. Because the housing choice voucher (HCV) program has an age requirement, providing TBRA for this population would be a great benefit and could also prevent homelessness of this population. Affordable housing needs will be met with the annual HOME allocation.

***How the level of need and gaps in shelter and housing inventory and service delivery systems based on the data presented in the plan were determined***

Gaps were determined through CPDMAPS, AFFH Mapping Tool, Domestic Violence, Sexual Assault, Veterans data, Surveys and Consultations. Additional need was collected through LIHTC Market Studies, the Consolidated Plan, and the Analysis of Impediments to Fair Housing.

**HOME-ARP Activities**

***Description of the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the Consortium will administer eligible activities directly***

The SCHC board contacted providers and developers throughout the consortium. County Managers made the funding availability known publicly via commission meetings, emails, calls and in-person. Current and past partners were contacted to gauge interest in HOME-ARP projects via email. After review and discussion of requested funding, the board made the determination for selection based on needs and available activities that could be reasonably completed in the funding timeline. The consortium will not directly offer services, but provide funding through to the appropriate

**Commented [E55]:** Does this include the new data sources you added for DV, sexual assault, and veterans? As well as your Section 8 waitlist data? Just want to make sure we cover all our bases, but if this comment is redundant, disregard.

organizations.

The SCHC Consortium will allocate funds to eligible HOME-ARP projects that have applied through its established procurement process through a Request for Proposal (RFP). The SCHC Consortium prioritizes organizations who have experience and serve vulnerable populations in order to leverage funding and better serve residents. RFP responses are debated by the SCHC Board and the determination for selection was based on needs and available activities that could be completed in the funding timeline. The Consortium will not directly offer services, but provide funding to appropriate organizations.



The Surry County HOME Consortium must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

**Use of HOME-ARP Funding**

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services			
Acquisition and Development of Non-Congregate Shelters	\$1,338,400		
Tenant-Based Rental Assistance	\$150,000		
Development of Affordable Rental Housing			
Nonprofit Operating			5%
Nonprofit Capacity Building			5%
Administration and Planning	\$316,523	15%	15%
<b>Total HOME-ARP Allocation</b>	<b>\$2,110,180</b>		

***How the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gaps analysis provided a rationale for the plan to fund eligible activities***

With so few shelter services in our region, it makes sense to invest in these services as it is allowable under the funding requirements. We know the need is there and providing funding to help these agencies grow their services will be beneficial to the community.

**HOME-ARP Production Housing Goals**

***Estimate of the number of affordable rental housing units for qualifying populations that the Consortium will produce or support with its HOME-ARP allocation***

Current plans focus the use of funds on non-congregate shelter and not affordable rental housing. Our annual HOME allocation would continue to focus on affordable rental housing construction.

***Specific affordable housing rental production goal that the Consortium hopes to achieve and how it will address the Consortium’s priority needs***

The consortium will still focus the use of funds on affordable housing from its annual HOME allocation. There is one property approved to move forward in 2023 – Alexander Apartments in Stokes County, and a transitional housing property in Surry County.

## Preferences

**Identify whether the Consortium intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project**

- **Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a)**
- **The Consortium is not required to describe specific projects to which the preferences will apply**

The SCHC intends to prioritize individuals and households experiencing or at-risk of homelessness earning under 30% Area Median Income, though all qualifying populations will be considered eligible.

However, the SCHC will not, did not, give an absolute preference to one or more qualifying populations or a subpopulation with the use of HOME-ARP funds. Housing and non-congregate shelter developers and supportive service providers will be able to target their housing and services to any of the qualifying populations allowed under this funding.

If the SCHC awarded HOME-ARP-funded rental units they must be reserved for qualifying populations as defined in the HOME-ARP Implementation Notice CPD-21-10. All housing and supportive services activities must adhere to all applicable fair housing, civil rights, and nondiscrimination requirements included but not limited to those requirements listed in 24 CFR 5.105(a).

Preferential consideration may be provided for NCS projects with the following conditions if HOME-ARP eligibility is determined:

1. Projects serving those experiencing homelessness as defined in 24 CFR 91.5 (1), (2), and (3)
2. Projects serving those at-risk of homelessness (24 CFR 91.5)
3. Projects serving those who are fleeing/attempting to flee domestic violence, dating violence, stalking, or human trafficking (24 CFR 5.2003 and TVPA 2000)
4. Projects serving other populations as defined by the HOME-ARP program (Notice CPD-21-10)

Preferential consideration may be provided for TBRA projects with the following conditions of HOME-ARP eligibility is determined:

1. Projects serving those at-risk of homelessness (24 CFR 91.5) who is exiting a publicly funded institution, or system of care (such as health-care facility, a mental health facility, foster care, or other youth facility, or correction program or institution).
2. Projects serving those at-risk of homelessness who meet the remainder of the definition (24 CFR 91.5)
3. Projects serving those experiencing homelessness as defined in 24 CFR 91.5 (1), (2), and (3)
4. Projects serving those who are fleeing/attempting to flee domestic violence, dating violence, stalking, or human trafficking (24 CFR 5.2003 and TVPA 2000)
5. Projects serving other populations as defined by the HOME-ARP program (Notice CPD-21-10)

Preferences must comply with all applicable fair housing, civil rights, and nondiscrimination requirements, (e.g., Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and Americans with Disabilities Act.

***(If a preference was identified) How the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the Consortium's needs assessment and gaps analysis***

As there are few services in our region addressing homelessness, we are certain the money will be put to good use to assist these organizations in carrying out their goals. There have not been funds previously available to assist with shelters so this will help with temporary housing and with referrals to our HCV program, will allow vouchers to be issued to provide more permanent housing.

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program.***

Upon implementation, HOME-ARP projects with using preferences will support all qualifying populations chronologically and to the extent practicable using the preferential considerations described above.

HOME-ARP funded projects without preferences will use project or specific waiting list, selecting to the greatest extent possible in a chronological order of households' applications, without the use of preference or method of prioritization being employed.

***(If a preference was identified) How the Consortium will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference***

By funneling the funds into homeless services, we are meeting a need we cannot normally meet as it isn't an approved use of funds for the HOME program.

#### **HOME-ARP Refinancing Guidelines**

If the Surry County, NC HOME Consortium intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being refinanced with HOME-ARP funds, the Consortium must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the Consortium will refinance existing debt for a HOME-ARP rental project.

***Minimum level of rehabilitation per unit or required ratio between rehabilitation to refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

N/A

***Required review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified population for the minimum compliance period can be demonstrated***

N/A

***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both***

N/A

***Required compliance period (whether it is the minimum 15 years or longer)***

N/A

***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal programs, including CDBG***

HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal programs, including CDBG.

***Other requirements in the guidelines, if applicable***