

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

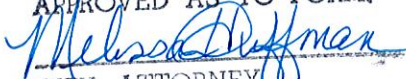


Signature of Authorized Official

4/12/23
Date

City Manager
Title

APPROVED AS TO FORM:



CITY ATTORNEY

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:**

09/22/2021

4. Applicant Identifier:

NC373144

5a. Federal Entity Identifier:**5b. Federal Award Identifier:**

M-21-MC-37-0207

State Use Only:**6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:** City of Wilmington, North Carolina*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6000239

*** c. UEI:**

V2WYTKGME5N3

d. Address:*** Street1:**

305 Chestnut Street

Street2:

Post Office Box 1810

*** City:**

Wilmington

County/Parish:

New Hanover County

*** State:**

NC: North Carolina

Province:*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

28401-1810

e. Organizational Unit:**Department Name:**

Community Services

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:**Prefix:***** First Name:**

Suzanne

Middle Name:

E.

*** Last Name:**

Rogers

Suffix:**Title:** Community Development and Housing Planner**Organizational Affiliation:***** Telephone Number:** 910-341-5809**Fax Number:***** Email:** suzanne.rogers@wilmingtonnc.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

United States Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

* 12. Funding Opportunity Number:

14.239 HOME

* Title:

HOME ARP

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community development activities to acquire, production, rehabilitation of owner and rental housing for eligible low to moderate income households.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

07

* b. Program/Project

07

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/20/2021

* b. End Date:

09/30/2030

18. Estimated Funding (\$):

* a. Federal

2,513,506.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

2,513,506.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

Anthony

Middle Name:

N

* Last Name:

Caudle

Suffix:

* Title:

City Manager

* Telephone Number:

910-341-7810

Fax Number:

* Email:

tony.caudle@wilmingtonnc.gov

* Signature of Authorized Representative:



* Date Signed:

3/28/23

Participating Jurisdiction: City of Wilmington, NC

Date: March 21, 2023

Final

HOME-ARP Allocation Plan

Presented to City Council for Approval

March 21, 2023

Prepared by:

Suzanne E. Rogers, Community Development and Housing Planner

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305 Chestnut Street

Wilmington, NC 28401

910.341.5809

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Introduction

As a part of the American Rescue Plan Act of 2021 (“ARP”), the Department of Housing and Urban Development (“HUD”) allocated \$4.925 billion in supplemental ARP funds through the HOME Investment Partnership Program (“HOME”) to support communities throughout the country to address homelessness. This newly created funding source is called the HOME-ARP program. Eligible recipients included the 651 states and local participating jurisdictions (“PJs”) that qualified for an annual HOME Program Allocation in FY 2021.

The City of Wilmington (“the City”) was awarded \$2,513,506 in HOME-ARP funds to assist the following populations:

- Homeless
- At-risk of homelessness
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, human trafficking.
- Other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those at greater risk of homelessness.
- Veterans and families that include a veteran that meets one of the preceding criteria.

HOME-ARP funds can be used towards funding the following eligible activities to reduce homelessness and increase housing stability across the country:

- Production or Preservation of Affordable Housing.
- Tenant-Based Rental Assistance (TBRA).
- Supportive Services, including services defined at 24 CFR 578.53(e), homeless prevention services, and housing counseling.
- Purchase and Development of Non-Congregate Shelter.

All PJs eligible to receive HOME-ARP funding are required to submit a HOME-ARP Allocation Plan to HUD for review. The HOME-ARP Allocation Plan provides a description of how the PJ intends to utilize its funding on proposed activities, and how it will address the needs of qualifying populations. In accordance with [Section V](#) of the Final Home-ARP Implementation Notice, PJs must:

- Consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems.
- Provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan.

To complete a HOME-ARP Allocation Plan, a PJ must also:

- Conduct a needs assessment and gap analysis.
- Describe proposed HOME-ARP activities.
- Describe the PJs production housing goals.
- Identify whether the PJ intends to give preferences to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Identify if the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds and state its HOME-ARP refinancing guidelines (if applicable).
- Implement a public comment period of at least 15 calendar days.
- Hold at least one public hearing during the development of the HOME-ARP Allocation Plan and before submission.

Upon the culmination of the City's consultation and public participation processes, along with the completion of its needs assessment and gap analysis, the City has prepared the following HOME-ARP Allocation Plan for review, consideration, and acceptance by HUD.

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, 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, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summary of the consultation process:

The City of Wilmington routinely reaches out to the residents for input on community development needs and priorities as part of the Five-year Consolidated Planning process and Annual Action Plan. The HOME ARPA Planning Process builds on the City staff members on-going participation in various citizen-based and stakeholder groups that meet monthly. The HOME ARPA planning process included the following:

- Conducting an analysis of existing conditions by completing a needs assessment and gap analysis.
- Conducting community engagement and consultation among agencies, service providers, and the public.
- Assessing housing needs and priorities given current market conditions and projected growth trends for qualifying populations.
- Prioritizing identified needs for qualifying populations.
- Identifying and describing proposed eligible HOME-ARP activities to be completed by the City.
- Preparing the City's HOME-ARP Allocation Plan.

City Community Development staff solicited direct input from providers representing homeless shelter and services, domestic violence and human trafficking service providers, veterans' services, disability service providers, mental health providers and others. Initial engagement began with City Staff presentations and question and answer sessions at the following meetings:

- City of Wilmington/New Hanover County Workforce Housing Advisory Committee (WHAC) - January 5, 2022, 3:00pm -5:00pm
- City of Wilmington/New Hanover County Community Relations Advisory Committee (CRAC)– January 25, 2022, 6:00pm-8:00pm
- Cape Fear Homeless Continuum of Care (CFHCoC) – March 1, 2022, 9:00am-11:00am

These are standing meeting of stakeholders, providers, concerned citizens and others. The WHAC is a joint City and County committee of volunteers appointed by the Wilmington City Council and New Hanover County Commission. The WHAC advises elected officials and City leaders on policy and program recommendations to address equitable access to and increase supply of affordable housing. Likewise, the CRAC is a joint committee of appointed volunteers who advise and recommend policy and program actions to City Council and County Commission to address discrimination and equity including Fair Housing. The CFHCoC is the Continuum of Care serving Wilmington and the surrounding area, members include homeless shelter and service providers, social services, mental health, government representatives and others. The combined attendance at these three meetings was 69, representing 34 agencies, businesses, churches, and local governments.

Participants at the meetings were provided an overview of the HOME ARPA requirements, including descriptions of the qualifying populations. An open-ended discussion followed with dialogue around the existing programs and the unmet needs, especially the lack of housing. The group meetings were followed up with scheduled one-on-one stakeholder interviews to gather more information and continue the dialogue. A summary of the discussions and input from the presentations and the stakeholder interviews follows.

Summary of Stakeholder Consultation Input and Recommendations:

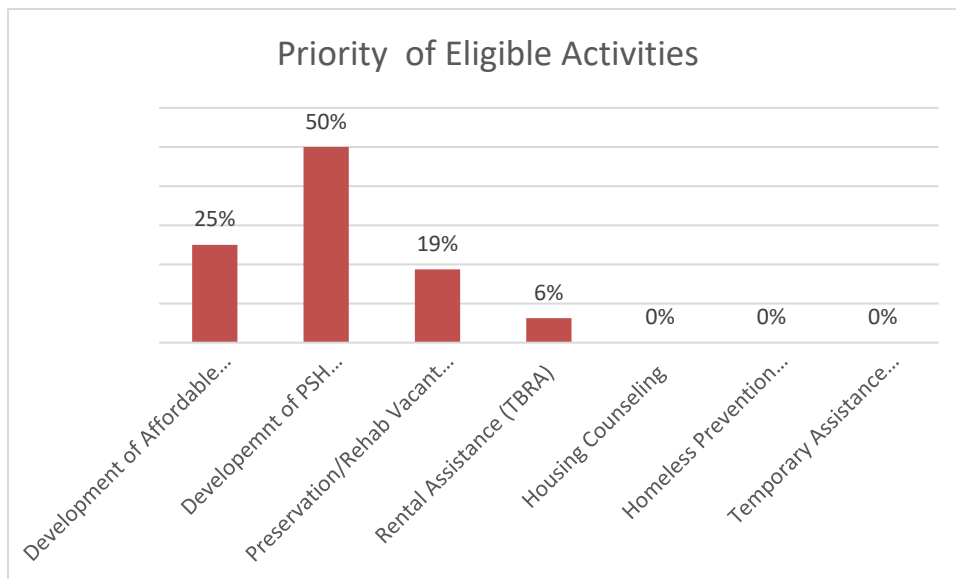
Among the stakeholders consulted all the qualifying populations were served in some capacity. Organizations providing services to unsheltered homeless only, along with those providing emergency shelter, rehousing, meals, and food, as well as other services for homeless were consulted. Services for unsheltered persons include coordinating volunteers to provide for meals, hygiene, and connection to services via direct street outreach or access at public facilities such as the downtown public library and Help Hub. Service providers often provided education and awareness training to area institutions such as churches, civic groups, schools, university, and others about homelessness in an effort to facilitate relationship and support. Street outreach focused on persons experiencing homelessness with severe and persistent mental health and/or substance use disorders, along with street outreach connected to day shelters, emergency shelters and services. Other providers target victims of domestic abuse and human trafficking with connections to emergency shelter, transitional housing, case management and homeless prevention services. Not all the organizations consulted participate in the Cape Fear Homeless Continuum of Care.

When asked to identify unmet needs and gaps in existing services stakeholders provided the following:

- Security deposits, especially for recipients of Housing Choice Vouchers, but also for others.
- Mental health and case management services for persons at-risk of homelessness as well as those experiencing homelessness, including unsheltered homeless.
- Easy access to basic resources – food, water, hygiene, bus passes, etc.
- Easily accessed nightly emergency shelter with security and no barriers to entry such as identification, sobriety, metal detectors, pets, possession of illegal substances, etc.
- More emergency shelter beds.
- Day shelter in downtown area.
- Substance abuse treatment.
- Emergency shelter specifically for families, LGBTQ+, elderly, and disabled.

- More street outreach.
- Wet Shelter.
- Permanent Supportive Housing.

During the stakeholder interviews participants were asked to prioritize eligible activities with number one representing the top priority or most important use of HOME ARPA and three being the third choice. Below is a bar chart showing the prioritization.



Development of Permanent Supportive Housing for chronically homeless persons was identified as the highest priority. Stakeholder interviews included eleven organizations providing emergency shelter, transitional housing, and permanent supportive housing and services. Additionally, four persons experiencing homelessness, including chronically homeless were interviewed.

When asked about barriers to achieving the identified priorities of permanent supportive housing, development of affordable housing, and preservation and rehabilitation of existing vacant housing stock for use as affordable housing stakeholders identified the following:

- Limited available land.
- Cost of land.
- Lack of focus on long-term solutions, instead implement “band-aid” temporary assistance.
- Gentrification and displacement.
- Funding dedicated to Permanent Supportive Housing.
- Funding for mental health and other services.
- Housing for chronically homeless persons involved with caseworkers.

Stakeholders were asked what local government can do to assist organizations serving homeless. Below is a summary of the comments received:

- Provide developable land.
- Provide gap financing to support the development of affordable housing.
- Support and facilitate the conversion of commercial property to residential affordable housing.
- Provide land that is zoned for temporary non-congregate low-barrier emergency shelter.
- Understand that housing is healthcare.
- Consider that people are moving away from Wilmington because can't find affordable housing.
- Talk to and listen to homeless shelter and service providers.
- Have services available for homeless camps.
- Look at root causes instead of reacting to crisis.
- Learn more about poverty, who's impacted and what the experience is like.
- Use data and understand the data when making decisions.

Organizations consulted and summary of feedback

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Wilmington Housing Authority	Public Housing Authority	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Pender County	Local Government	CF Homeless CoC Mtg Survey	No Questions or Comments
Cape Fear Homeless CoC Mtg	Area CoC	CF Homeless CoC Mtg. Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Physicians Alliance Mental Health	Mental Health Provider/Homeless Service Provider	CF Homeless CoC Mtg. Survey	Unmet needs. More funding for Mental Health
Brunswick County	Local Government	CF Homeless CoC Mtg Survey	No Questions or Comments
Good Shepherd Center	Nonprofit/Homeless Service Provider/Veterans Group	CF Homeless CoC Mtg. Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Share the Table	Nonprofit/Pub Ag Address Qual Pop Needs	CF Homeless CoC Mtg Survey	No Questions or Comments
Family Promise	Nonprofit/Homeless Service Provider	CF Homeless CoC Mtg Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
New Hanover County Veterans	Nonprofit/Veterans Group	CF Homeless CoC Mtg Survey	No Questions or Comments
Cape Fear Disability Resource Center	Nonprofit/Pub Org Address Disability, Fair Housing	CF Homeless CoC Mtg Survey	Need for Permanent Supportive Housing for Disabled
Brunswick Family	Nonprofit/Pub Agcy Address Needs Qualify Pop	CF Homeless CoC Mtg Survey	No Questions or Comments
New Hanover County Schools –	School System/ Pub Agcy Address Needs	CF Homeless CoC Mtg.	Need for affordable housing

McKinney Vento	Qual Pop	Survey	
A Safe Place	Nonprofit/Domestic Violence Service	CF Homeless CoC Mtg Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Trillium NC	Managed Care Organization/ Pub Agcy Address Needs Qual Pop	CF Homeless CoC Mtg Survey.	No Questions or Comments
New Hanover County – Social Services	Local Government DHHS/ Pub Agcy Address Needs Qual Pop	CF Homeless CoC Mtg. Survey	No Questions or Comments
Independent Living	Nonprofit/Homeless Service Provider	CF Homeless CoC Mtg. Survey	No Questions or Comments
Salvation Army	Nonprofit/ Church/Homeless Srvc Provider	CF Homeless CoC Mtg Survey	No Questions or Comments
Brunswick Senior Resources Center	Local Govt./ Pub Agcy Address Needs Qual Pop	CF Homeless CoC Mtg. Survey	No Questions or Comments
One Christian Network	Nonprofit/Homeless Service Provider	CF Homeless CoC Mtg. Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Domestic Violence Services & Shelter	Nonprofit/ Domestic Violence Service Provider	CF Homeless CoC Mtg. Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Safe Haven of Pender Co.	Nonprofit/Domestic Violence Service	CF Homeless CoC Mtg Survey	No Questions or Comments
Coastal Horizons	Nonprofit/Pub Agcy Address Needs Qual Populations	CF Homeless CoC Mtg. Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Step Up Wilmington	Nonprofit/Pub Agcy Address Needs Qual Populations	CF Homeless CoC Mtg Survey	No Questions or Comments
Wilmington Now	Nonprofit/Pub Agcy Address Needs Qual Populations	CF Homeless CoC Mtg Survey	No Questions or Comments
First Fruit Ministries	Nonprofit/Homeless Service Provider	CF Homeless CoC Mtg. Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations

Food Bank CENC	Nonprofit/Pub Agcy Address Needs Qual Populations	CF Homeless CoC Mtg. Survey	No Questions or Comments
New Hanover Regional Medical Ctr Foundation	Nonprofit/Pub Agcy Address Needs Qual Populations	Community Relations Advisory Committee Survey	No Questions or Comments
New Hanover County Court	Judiciary/Pub Org address fair housing, civil rights	Community Relations Advisory Committee Survey	No Questions or Comments
Mental Health Practitioner	Medical/Pub Agcy Address Needs Qual Populations	Community Relations Advisory Committee Survey	No Questions or Comments
Cape Fear REALTORS	Trade Assoc Nonprofit/ Pub Org address fair housing	Workforce Housing Advisory Committee Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Cape Fear Community Land Trust	Nonprofit/Pub Agcy Address Needs Qual Populations	Workforce Housing Advisory Committee Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Cape Fear Apartment Association	Trade Assoc. Nonprofit/Pub Agcy Address Needs Qual Populations	Workforce Housing Advisory Committee Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
WARM	Nonprofit/Pub Agcy Address Needs Qual Populations	Workforce Housing Advisory Committee Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Eden Village	Nonprofit/Homeless Service Provider	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Vigilant Hope	Nonprofit/Homeless Service Provider	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
New Hanover County Social Work Downtown Library	Local Government/Pub Agcy Address Needs Qual Populations	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Wilmington Downtown Initiative	Nonprofit/Homeless Services Provider	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Homeless Man 1	Individual	Stakeholder Interview	Priority for Use of HOME ARPA, Unmet needs, Barriers,

			Recommendations
Homeless Man 2	Individual	Stakeholder Interview	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Homeless Man 3	Individual	Stakeholder Interview	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Homeless Man 4	Individual	Stakeholder Interview	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan. Before submission of the plan, PJs 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 PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP Allocation Plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive.
- The range of activities the PJ may undertake.

Summary of the public participation process:

The City recognizes the importance of collecting input and feedback from citizens residing within the community when designing programming that will ultimately impact residents. As such, the City conducted extensive outreach and engagement efforts to ensure broad public participation in the development and review of the HOME-ARP Allocation Plan.

To initiate its public participation process, the City created a 5-question (plus demographics) Citizen Participation Survey designed to collect feedback from the perspective of residents within the community regarding key populations in need, unmet needs within the community, and to identify priority areas for new services and programs to reduce homelessness and increase the availability of affordable housing.

Public comment period and public hearing:

The draft HOME-ARP Allocation Plan was made available for public comment February 21, 2023, through Tuesday, March 7, 2023. The City made the draft HOME-ARP Allocation Plan available to the public via the City’s website and distributed the document among the CoC and its respective member agencies.

The City’s public hearing for the draft HOME-ARP Allocation Plan will be held during an evening City Council session on Tuesday, March 7, 2023. The selection of this specific date and time was driven by the City’s intended goal of maximizing the time members of the public had to review the draft HOME-ARP Allocation Plan. The public hearing was also made accessible via live stream and on the City’s

broadcasted television channel.

To promote the City's public comment period and public hearing, the City published notices across the following platforms:

- The Star News (newspaper)
- The City's website and social media platforms
- The City's email distribution list to local media outlets, print, web, radio
- Notification through [Cape Fear Homeless Continuum of Care](#) (lead agency for the local Continuum of Care)

Public comment period start & end date:	<u>2/21/2023 – 3/7/2023</u>
Public hearing date:	<u>3/7/2023</u>

Summary of efforts to broaden public participation:

- Article on City's website news feed <https://www.wilmingtonnc.gov/>
- Interview with WHQR local public radio station [WHQR Interview 4.10.2021](#)
- Posts on the City's social media platforms
- Email distribution to those that previously subscribed to the City's website via
- Notification through [Cape Fear Homeless Continuum of Care](#) (lead agency for the local Continuum of Care)
- Notification through Cape Fear Housing Coalition
- Notification through [City of Wilmington/New Hanover County Workforce Housing Advisory Committee](#)

Summary of comments and recommendations received through public participation process:

The HOME ARPA Plan was incorporated into the public outreach for the Five-Year Consolidated Plan via a City-wide survey. The survey was available during the period March 29, 2022 – April 15, 2022, on the City website. Notice of the survey was provided via the City website, press release to local media, distribution to social media and the Cape Fear Homeless CoC and Cape Fear Housing Coalition email lists. Three hundred fifty-five persons participated in the survey, 64% identified as concerned private citizens, 14% as community advocates, 13% as non-profit/social service providers, 3% as religious/public or government staff, and 5% as business/employer. Respondents identified as 74% female and 25% male, the majority were White 83%, with 11% Black or African American, 1.12% as American Indian or Alaskan Native and 4% as multiple races. A majority 72% of respondents reported income in the range of \$25,000-\$99,999.

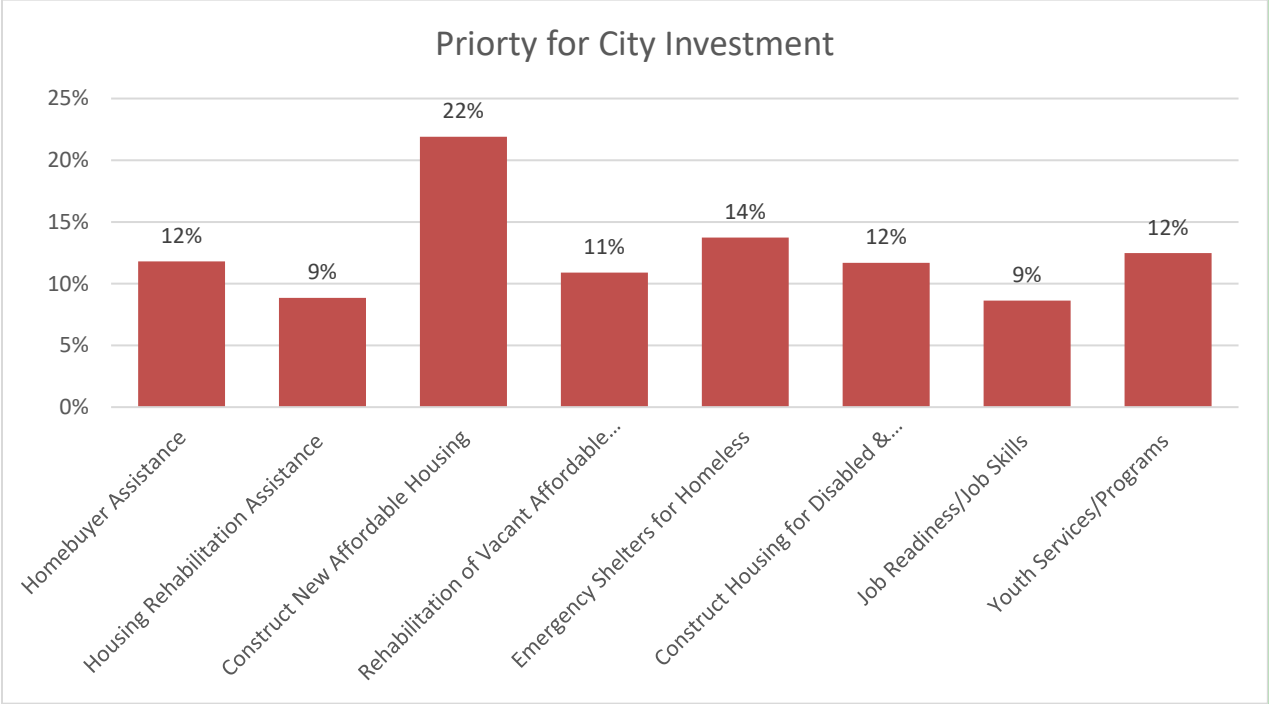
Public comments were received via email and comments made in person at the March 7, 2023, City Council Meeting. Below is a summary of comments received. The emails and link to the public hearing is included in the appendix.

Ten public comments were received in writing in addition to the three members of the public who spoke at the public hearing. In summary, the public comments recommended the use of funds for Permanent

Supportive Housing, transportation services near affordable housing including emergency shelter, only using the HOME -ARP funds to support projects and providers who participate in the Continuum of Care HMIS and Coordinated Entry, and support for housing first and providing housing for persons age 55+.

Comments expressed support for the prioritization of HOME-ARP funds for Permanent Supportive Housing recognizing the success of existing local PSH projects as well as, the recognized Best Practice of Housing First.

Comments commended the City of Wilmington for ongoing commitment to ending homelessness for those most vulnerable as well as housing initiatives for households with incomes from 0%-80% AMI.



The data collected from the Citizen Participation Survey indicates that the feedback from the public is in support of constructing new affordable housing units as well as providing emergency shelter.

Acceptance of public comments or recommendations:

All public comments and recommendations are accepted in the proposed allocation of funds and the requirement that projects and services funded with HOME -ARP funds participate in the Cape Fear Homeless Continuum of Care Homeless Management Information System and Coordinated Entry process.

City of Wilmington Demographic Profile

Wilmington is one of the fastest growing cities in North Carolina. Wilmington is the urban hub of southeastern North Carolina. Located in the Cape Fear region Wilmington has seen a 38% increase in

population over the period 2000-2020. The City's historic downtown, proximity to area beaches, mild climate, abundance of rich and diverse cultural, entertainment, recreation, and culinary options attract retirees and others to the City. Additionally, Wilmington is home to the University of North Carolina Wilmington and Cape Fear Community College. Wilmington supports a thriving film industry, pharmaceutical research facilities as well as headquarters to innovative financial and intellectual technology ventures.

The U.S. Census QuickFacts July 1, 2021, estimates for Wilmington population is 117,643 of which persons whose race is White alone constitutes 89,409 persons or 76% of the population as a whole. Black alone is estimated at 20,823 or 17.7% and Asian alone is estimated at 1,412 or 1.2%. Persons reported as two or more races were estimated at 3,176 or 2.7% and persons of Hispanic/Latino ethnicity are estimated at 7,764 or 6.6% of the population.

According to the U.S. Census estimates, Wilmington's population of persons over 18 years of age is estimated at 97,526. Of this estimate, 20,118 or 17.2% are age 65 or above. Of the total population 53.6% are female. According to Bowen National Research population growth for the city is estimated at 7.5% in the period 2020 to 2025, outpacing state growth projections of 5.7%. A closer look at the population characteristics by age, provided by Bowen National Research, indicates that most of the increase in population will occur in the cohort of persons aged 65 and over, and there is notable growth in population among the age group 35 to 54. [2021 Bowen Housing Needs Assessment NHC/Wilmington](#)

Educational attainment for persons ages 25 years or older as reported by the U.S. Census Quick Facts July 2021, indicates that 44% of the population have a bachelor's degree or higher. U.S. Department of Labor, Bureau of Labor Statistics (BLS) 2021 data reports that food preparation and serving related occupations, sales and related occupations, and office and administrative support occupations are the major occupations followed by healthcare practitioners and technical occupations. The largest employer in Wilmington/New Hanover County is Novant Healthcare with over 7,000 employees, combined public education institutions NHC Schools, UNCW, and CFCC employee 5,500 persons.

Analysis of the BLS data by Bowen National Research shows that most blue-collar/service sector job salaries range from \$22,570 to \$47,940 annually in the Wilmington MSA. White-collar, professional positions, management type jobs have an average salary of \$82,880. According to Bowen most occupational types within the Wilmington MSA have a slightly lower typical wage than the state of North Carolina's typical wages, the majority of wages appear to be under \$50,000. That said, Bowen's analysis also reports that year-over-year job growth have increased by 24.2% or 23,533 jobs over a ten-year period 2010-2019. This is faster growth than the statewide rate of 18.7%.

In terms of the age of the housing stock in Wilmington, 25,409 (42%) units were built before 1979. Another 13,882 housing units in the city were built after 2000, representing 23% of the City's housing stock.

The ACS 2020 5-year estimate calculates 29,035 or 51% of all housing units are single detached. A total of 5,585 or 5% of units are attached. A total of 10,820 or 19% of dwellings have 5-19 units and 4,955 or 9% of dwellings have 20 or more units. A total of 1,564 dwellings are mobile home units, 3% of all dwelling types.

Data from the Cape Fear Realtors Association presents a picture of Wilmington's housing market. The New Hanover County Market Report 2022 year to date indicates the median purchase price for a single-family home in Wilmington is \$415,000. This is a 20% increase over 2021, other indicators of demand and limited inventory include a 22% decrease in days on market and a 15% decrease in new listings year-over-year.

A 2022 Housing Needs Assessment for Wilmington and New Hanover County prepared by Bowen National Research reports that an affordable price for a house for households with an income at or below \$63,000 is approximately \$200,000. Households with incomes at around \$95,000 can afford about \$296,000 generally. Similarly rents for those earning \$47,000 or less are affordable at no more than \$1,175. Further, the report states that 52% of renters in Wilmington are cost burdened.

Over the period 2020-2030 the Bowen report estimates a gap in rental units for household incomes at or below 80% Area Median Income (AMI) at 4,163 or 416 units per year. For households with incomes from 81%-121% AMI the gap is 1,184. A similar analysis on for-sale units shows a gap of 2,416 for household incomes at or below 80% AMI, and 3,572 for household incomes at 81%-121% AMI. The demand for rental housing for lower income households is great than the production available.

The median rent for Wilmington according to the ACS 2020 5-year estimate was \$1,008. According to Zumper.com the average rent for a one-bedroom apartment in May 2022 was \$1,200, a 9% annual increase. The HUD High HOME rent for a one-bedroom unit is \$988.

The Department of Housing and Urban Development establishes affordable rents for units assisted with federal housing funds. For metropolitan Wilmington, the fiscal year 2022 Fair Market Rent is \$814 for an efficiency unit; \$988 for a one-bedroom unit; \$1,164 for a two-bedroom unit; \$1,407 for a three-bedroom unit; \$1,550 for a four-bedroom unit; \$1,691 for a five- bedroom unit; and \$1,833 for a six-bedroom unit.

Households with incomes not exceeding 80% of the median income for the area are the most vulnerable of all households to experience difficulty in sustaining their housing. For the Wilmington metropolitan statistical area, 80% of the median income is \$68,150 as calculated for a family of four persons. Finally, the July 2021 U.S. Census QuickFacts reports 19.2% of population or 22,587 persons are in poverty in Wilmington.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

Homeless Needs Inventory and Gap Analysis Table I

	Homeless Needs											
	Current Inventory 2021				Homeless Population (1/26/2022)				Gap Analysis			
	Family		Adults Only	Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV/ Trafficking	Family		Adults Only	
	# Beds	# Units	# Beds	#Beds					# Beds	# Units	# Beds	# Units
Emergency Shelter	68	47	105									
Transitional Housing	29	16	20	16								
Safe Haven	10	7	10									
Permanent Supportive Housing	33	17	71	92								
Other Permanent Housing (RRH)	38	11	22									
Sheltered Homeless					50	147	10	50				
Unsheltered Homeless					27	122	9	4				
Current Gap									-41		17	
Data Sources:												
Current Inventory - HUD 2021 CoC Homeless Assistance Programs, Housing Inventory Count Report												
Homeless Population - HUD 2022 NC-506 Wilmington/Brunswick, New Hanover, Pender Counties Point In Time 1/26/2022												
Gap Analysis for Family Beds- There are 68 emergency shelter beds for families and 27 unsheltered families = 41 beds available												
Gap Analysis for Adult Beds - There are 105 emergency shelter beds for adults and 122 unsheltered adults = 17 bed gap												

Homeless Needs Inventory and Gap Analysis Table II

Homeless Needs			
	Current Inventory January 2023	# Unique Individuals Experiencing or At-Risk Homelessness Served by Coordinated Entry System 1/1/2022 -12/31/2022	Gap Analysis
	# Beds Available	# Receiving Services/Shelter	
Unique Individuals Assessed through Lead Agency		1605	1211 scored 5 or higher
Unique Individuals Enrolled in CoC Programs		1855	
Emergency Shelter	118	559	
Transitional Housing	23	69	
Domestic Violence	21		
Permanent Supportive Housing	81	92	
Other Permanent Housing (RRH)	187	216	
Sheltered Homeless		936	

Unsheltered Homeless		325	
Current Gap			1536

Data Sources:

[Cape Fear Homeless Continuum of Care](#) (CFHCoC) HMIS data for New Hanover County, Coordinated Entry System

CFHCoC reports 1,885 accessed Coordinated Entry System and receive some level of support, including case management

Gap Analysis 1605 Unique Individuals Assess 1,211 received a score of 5 or more, meaning unlikely to self-resolve homelessness and are on waiting list for services including shelter

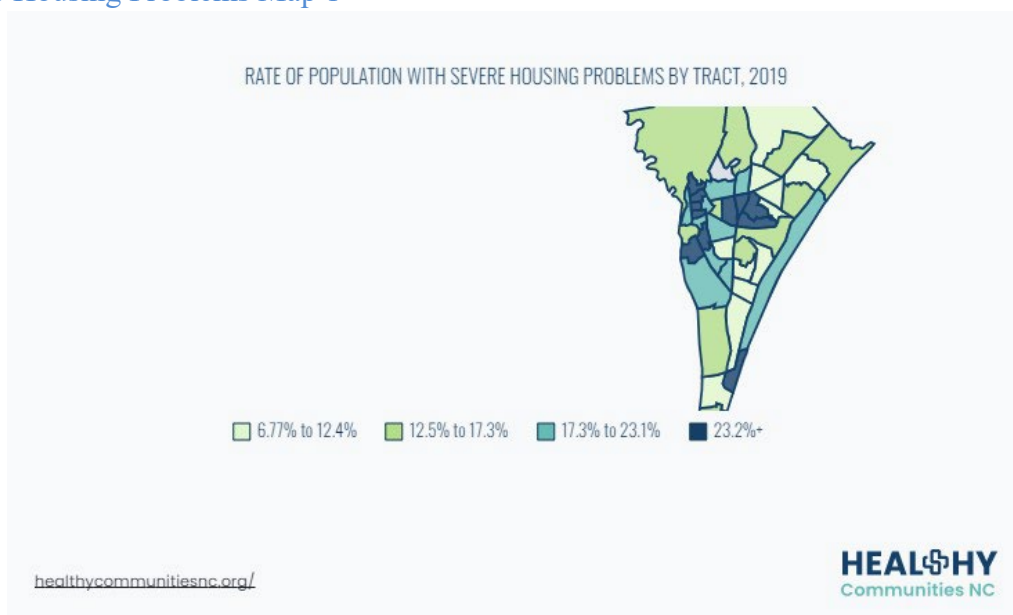
Gap Analysis for Unique Individuals Enrolled via CES not receiving shelter/housing 1,211 UI Enrolled + 325 Unsheltered Homeless enrolled via Street Outreach = 1,536 gap unique individuals unsheltered and/or on waiting list for services including shelter.

Housing Needs Inventory and Gap Analysis Table III

Housing Needs			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	29,067		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,164		
Rental Units Affordable to HH at 50% AMI (Other Populations)	10,683		
0%-30% AMI Renter HH w/1 or more severe housing problems (At-Risk of Homelessness)		6,740	
30%-50% AMI Renter HH w/1 or more severe housing problems (Other Populations)		4,635	
Current Gaps			3,576

Data Sources: U.S. Census ACS 2020; HUD CHAS 2015-2019

Severe Housing Problems Map 1



Rental Housing Gap Estimates Table IV

Wilmington, NC Rental Housing Gap Estimates by Affordability Level 2020-2030						
Percent of AMHI	30%	31%-50%	51%-60%	61%-80%	81%-120%	121%
Household Income	≤ \$23,500	\$23,501-\$39,000	\$39,001-\$47,000	\$47,001-\$63,000	\$63,001-\$94,000	\$94,001+
Rent Range	≤ \$575	\$576-\$975	\$976-\$1,174	\$1,175-\$1,575	\$1,576-\$2,349	\$2,350+
Household Growth	72	620	324	482	1,000	974
Balanced Market	491	260	26	-78	-80	-70
Replacement Units	260	140	50	73	80	70
External Support	698	422	360	539	635	512
Step-Down Support	82	-37	33	21	-10	-82
Pipeline Units	0	-22	-15	-638	-1,007	-838
Housing Gap (Units)	1,603	1,383	778	399	618	566

Data Source: 2022 Housing Needs Assessment New Hanover County & City of Wilmington, Bowen National Research [2021 Bowen Housing Needs Assessment NHC/Wilmington](#)

Homeless as defined in 24 CFR 91.5

According to the 2022 Point-In-Time (PIT) Count conducted on January 26, 2022, by The Cape Fear Homeless CoC, the lead CoC agency for Wilmington and the surrounding area, there were a total of 150 persons that experienced homelessness on any given night. Of this total, 122 adults were unaccompanied by children, 27 were families that included 13 children, and 12 were children under the age of 18. There was one that identified as living alone in child-only household.

A total of 71 homeless families (adults with children) were unsheltered with 29 residing in emergency housing and 15 residing in transitional housing. Of homeless persons without a minor within their household, 269 were unsheltered with 104 residing in emergency housing and 43 residing in transitional housing.

The total number of males experiencing homelessness in Wilmington/Cape Fear CoC area was higher than the number of females experiencing homelessness by 26. A total of 150 females were homeless with 77 residing in an emergency shelter, 32 residing within a transitional housing, and 41 being unsheltered. Whereas of the 176 males counted as experiencing homelessness, a total of 61 resided in emergency housing, 27 resided in transitional housing, and 88 were unsheltered. Additionally, there were 20 persons experiencing homelessness that identified as questioning gender all were unsheltered.

At 104 Black/African American/African persons counted in this category, the PIT Count highlighted a significantly disproportionate number, 30%, of Black persons experiencing homelessness compared to the overall percentage in the total population of Wilmington at 18%. Of this total, 35 were unsheltered, 48 reside in emergency housing, and 21 reside in transitional housing. Persons reporting as White had the highest total of persons experiencing homelessness totaling 197 persons of whom 83 being unsheltered,

81 residing in emergency housing, and 33 residing in transitional housing. Persons reporting multiple races had the third highest total of persons experiencing homelessness totaling 46 persons of whom 32 were unsheltered, 9 reside in emergency housing, and 5 reside in transitional housing.

Of all homeless persons, 20 were of Hispanic/Latin(a)(o)(x) ethnicity with 7 being unsheltered, 10 residing in emergency housing, and 3 residing in transitional housing.

Of person experiencing homelessness, 92 were chronically homeless. Chronically homeless is defined as people who have been homeless for at least a year or repeatedly while experiencing a disabling condition including physical disability, serious mental illness and/or substance use disorder making it difficult to find and maintain housing. Of the chronically homeless in Wilmington, 73 or 79% were unsheltered.

Consultation with the Cape Fear Homeless Continuum of Care (CFHCoC) and an analysis of HMIS data provided by the CFHCoC for New Hanover County for the period January 1, 2022, until December 31, 2022, shows the actual number of unique individuals served through the Coordinated Entry System and the agencies participating in the system. This compared to the PIT count data shows the level of service and number of individuals engaging with homeless services and shelter over a twelve-month period. This provides a more complete count of the homeless population than the single-night Point- In-Time count.

The analysis of the unique individuals accessing the Coordinated Entry System (CES) shows that 1,605 individuals were assessed to determine need and vulnerability, of these 1,211 were assessed as in need of service. In addition, 1,855 unique individuals were enrolled in services including shelter and housing in 2022 calendar year. Of these, 559 were enrolled in emergency shelter, 69 to transitional housing, 216 were exited to permanent housing without CFCoC subsidy, and 92 were enrolled in Permanent Supportive Housing. Individuals engaging with street outreach were counted in the Homeless Management Information System and CES while not being enrolled in shelter or housing, this accounts for 325 individuals. A housing inventory count as of January 2023 reports as total of 430 beds/units designated as follows: 118 emergency shelter beds, 23 transitional housing beds, 21 domestic violence beds, 187 rapid rehousing beds/units, and 81 permanent supportive beds/units. These beds were 95% occupied at the time of the inventory count. Based on the data provided 1,536 unique individuals are not accessing CoC participating shelter/housing. While these persons may have self-resolved their homelessness, refused assistance, or received other services outside of the CoC homeless system, it is reasonable to assume that some portion of these individuals have unmet needs. At least 325 of the 1,536 individuals are accessing services through street outreach but remain unsheltered. This represents a gap of 1,536 unique individuals in need of emergency shelter and permanent housing.

At Risk of Homelessness as defined in 24 CFR 91.5

Households with annual income of less than 30% of the area median income are considered at risk of homelessness. According to the Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD, based upon American Community Survey data from 2015-2019, it is estimated that 11,400 households had incomes below 30% of the area median income. Additional criteria exist, which would result in a household being defined as at risk of homelessness that are determined at the time of request

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Homeless as defined in 24 CFR 91.5***
- ***At Risk of Homelessness as defined in 24 CFR 91.5***
- ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***
- ***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

for shelter or housing. Therefore, the actual number of persons at risk of homelessness may be lower than 11,400. However, the additional criteria are associated with households having such low incomes. Therefore, 11,400 serves as a conservative estimate of the number of persons at risk of homelessness.

Youth experiencing certain living conditions (ex. trauma, abuse, neglect, difficult family situations, etc.) may also become at risk of experiencing homelessness. The 2022 PIT Count identified 26 youth as being homeless.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The 2022 PIT Count data reports number of persons experiencing homelessness who were fleeing domestic violence at 54, of which 40 were in emergency shelter and ten in transitional housing.

The HUD 2021 Housing Inventory Count report for the Cape Fear Homeless CoC shows a total of 38 emergency shelter and six transitional beds available to persons fleeing, or attempting to flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Households with annual incomes below 30% of the area median income paying more than 50% of monthly income towards housing costs are considered as other populations requiring housing assistance to prevent homelessness under the Final HOME-ARP Implementation Notice. Comprehensive Housing Affordability Strategy (CHAS) data made available by HUD using data from 2015-2019 gathered by the American Community Survey estimates that 6,810 households in Wilmington have annual incomes at or below 30% area median area income and are paying more than 50% of their monthly income towards housing costs. Thus, these households experience severe cost burden and are at risk of homelessness.

Information on veterans residing within the City is provided within the 2020: 5-Year Estimates Subject Table (S2101 | Veteran Status) produced by the American Community Survey.

According to the American Community Survey's 2020: 5-Year Estimates Subject Table (S2101 | Veteran Status) table, it is estimated that 7,216 veterans are living within the City. This constitutes 7% of the

population 18 and older. Of this total, 5,933 or 82.2%, of veterans are male and 1,283, or 17.8%, of veterans are female. Of the estimated 7,216 veterans living within the city, 6,258 identified as White, which constitutes 86.7% of all veterans. The next largest group of veterans totaling 579, or 8%, identified as Black/African American.

Of the estimated 7,216 veterans, 4,800 or 66.6% are ages of 55 and above. Within this age range 27.2% are ages 75 years and over.

Of the total veteran population, 2.7% had experienced poverty within 12 months of the survey being completed and 31.2% were reported to have some disability.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

According to the 2021 Housing Inventory Count for NC-506 CoC there are currently nine (9) Emergency Shelter providers within the Wilmington/Cape Fear Homeless CoC. These Shelters provide 265 beds, of these 42 are designated for victims of Domestic Violence, Human Trafficking or fleeing abuse.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

There are currently six (6) Transitional Shelter providers within the Wilmington/Cape Fear Homeless CoC. These providers make available 98 beds. Of the Transitional Housing offered 28 beds are targeted to formerly incarcerated persons, 20 are for youth, and 16 are for veterans.

There are also currently three (3) providers within the Wilmington that offer Rapid Re- housing services. Rapid Re-housing provided 95 beds, 35 of these were one-time Coronavirus funding.

The total sheltered and unsheltered population in the 2022 PIT Count totaled 347. The number of beds for these persons was 197 with 138 being emergency beds. The Cape Fear Homeless Continuum of Care members adhere to housing first and focus on rehousing guest into permanent housing. The Bowen report and CHAS data analysis of housing gaps show a large gap/need for rental housing affordable to households earning at or below 30% AMI. Additional affordable rental housing is needed. Bowen reported 2,986 rental units are needed over a ten-year period, approximately 300 annually, and the CHAS data analysis of the number of housing cost burdened revealed a need for 3,576 affordable rental units.

According to the last available 2021 Housing Inventory Count Report for NC-506, reports a total of 196 permanent supportive housing (PSH) beds/units. The 2022 PIT Count identifies 92 chronically homeless persons identified. More PSH is needed to meet the need.

Again, referencing the 2022 PIT count 54 victims of domestic violence were identified, of these 50 were in emergency shelter or transitional housing. That said, domestic violence shelter and service organizations as well as those serving victims of human trafficking report increases in numbers served

over the past two years.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The Cape Fear Homeless Continuum of Care (CFHCoC) reports 1,855 unique individuals were enrolled in services including shelter and housing via the Coordinated Entry System. Of these, 559 were enrolled in emergency shelter, 69 to transitional housing, 216 were exited to permanent housing without using CDHCoC subsidy, and 92 were enrolled in Permanent Supportive Housing. Compare this level of need to the CFHCoC January 2023 beds/units inventory count of 430. For this inventory count 95% of all beds were occupied. The analysis of CES HMIS data indicates a gap of 1,536 beds/units needed for those enrolled in street outreach and those assessed with a score of 5 or higher and on the waiting list. The CES system is not all inclusive of all homeless services and shelter/housing available and does not capture all persons at risk of or experiencing homelessness. The CES lead agency hours of operation are limited leading to a gap in access. Improving participation and collaboration to include small grassroots, faith-based, nonprofit, and other homeless service providers will help with efficient use of resources.

Continued population growth and limited housing supply puts lower income households at greater risk of homelessness. According to [Zumper.com](https://www.zumper.com), a company that compiles and analyzes real estate data, Wilmington's rents have increased by 9% over the last year. Local media, [WHQR](https://www.whqr.com) reports that according to [apartment list.com](https://www.apartmentlist.com) there has been a 60% increase in rents over a five year period. Rising rents exacerbate the already cost-burdened renter households in the city. The 2021 Bowen Report identifies 52% of Wilmington renters as cost burdened, with 61% of renter households having incomes below \$40,000. Renter households earning at or below 50% AMI facing increasing rents are at risk of housing instability. [2021 Bowen Housing Needs Assessment NHC/Wilmington](#)

Identify priority needs for qualifying populations:

The priority needs for qualifying population is to provide affordable housing with supportive services for unsheltered chronically homeless persons. Permanent Supportive Housing (PSH) operating under the housing first principle does not generate rental revenue sufficient for operating cost let alone development cost. PSH requires more subsidy than other types of affordable housing such as Low-Income Housing Tax Credit. Residents in PSH thrive when provided ongoing access to supportive services. This need will be addressed by investing in Permanent Supportive Housing production.

With rapid increases in rents, the production of more affordable housing units is also a priority need. This need will be addressed by continued local general funds investment in affordable housing production.

Additionally, through feedback received from stakeholder interviews, numerous responses referenced the need to preserve and rehabilitate existing vacant housing to be returned to use as affordable housing, including permanent supportive housing this need continues to receive resources from existing City programs and other investments such as [Cape Fear Collective](#).

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The level of need and gaps in the shelter, housing inventory, and service delivery systems were determined by four primary sources. The inventory of beds and units from the PIT Count were relied upon to analyze the inventory. Additionally, the CFHCoC provided HMIS data for the year ending 12/31/2022 revealed the volume of need showing the number of unique individuals access through the Coordinated Entry System and CoC funded shelter and services. The level of need and gaps were also determined by input from stakeholders and citizens. Stakeholders were consulted during three standing meetings and with individual stakeholder interviews, including with persons experiencing homelessness, to gather their input regarding current needs across the qualifying populations and gaps within the housing inventory and service delivery systems. Additionally, citizen participation surveys were prepared and distributed to obtain input from stakeholders and residents within the city.

An additional source that was considered was the City's PY2022-2026 [City of Wilmington FY2023-2027 Consolidated Plan](#)

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

All funding awards will follow 2 CFR 200 procurement guidelines. The City will issue either Request for Proposals (RFPs), Request for Qualifications (RFQs), Notices of Funding Availability (NOFAs), or requests for Letters of Interest (LOIs) to select partner agencies. The City will encourage minority- and women-owned businesses (MBE/WBE), those leveraging Section 3 eligible workers, and Community Housing Development Organizations (CHDO) to apply. At the close of the application period, all applications will be reviewed for completeness, eligibility, and their ability to deliver the specified activity to the eligible qualifying populations listed in the City's HOME-ARP Allocation Plan. Proposals will be objectively scored by a qualified scoring committee. Awards will be approved by the appropriate authorized City official.

Describe whether the PJ will administer eligible activities directly:

If any portion of the PJs HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP Allocation Plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The City has elected to not administer eligible activities directly.

The City did not provide any funds to a subrecipient or contractor that would be responsible for the administration of its entire HOME-ARP grant.

In accordance with Section V.C.2. of the Notice (page 4), PJs 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:

Eligible Activities	Funding Amount	Percent of Grant	Statutory Limit
Acquisition & Development of Non-Congregate Shelter		0%	
Production or Preservation of Affordable Housing		0%	
Production of Permanent Supportive Affordable Housing	\$ 2,113,506.00	84%	
Tenant-Based Rental Assistance (TBRA)		0%	
Supportive Services	\$ 350,000.00	14%	
Non-Profit Operating		0%	5%
Non-Profit Capacity Building	\$ 50,000.00	2%	5%
Administrative and Planning		0%	15%
Total HOME-ARP Allocation	\$ 2,513,506.00	100%	

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provide a rationale for the plan to fund eligible activities:

The goal of emergency homeless shelter and transitional housing is to exit individuals and families to permanent housing within the shortest time possible. The prevailing principle for the CFHCoC members is Housing First, understanding that the answer to homelessness is housing. Emergency shelter is intended as a short-term intervention on the path to permanent housing. Recidivism and chronic homelessness require more community resources in emergency health care, public safety, and public services. Moreover, unaddressed chronic homelessness is detrimental to the individuals' experiencing homelessness and the community at large. The analysis of the January 2023 inventory of housing available to persons who experience homelessness and those at risk of homelessness shows the housing inventory is not sufficient to address the numbers of persons and families actually experiencing homelessness throughout the year.

A total of 150 persons were unsheltered on the night of the PIT Count. A total of 73 of the 92 persons identified as chronically homeless were unsheltered. Almost half, 49% of the unsheltered population were chronically homeless. Of the 1,605 unique individuals accessed Coordinated Entry throughout 2022, 325 were unsheltered persons engaging with street outreach and another 1,211 while assessed in need of services did not receive shelter or housing services from CoC participating members.

Currently, the City has recurring funds for the creation or renovation of affordable rental housing by providing gap financing for development. In 2022/2023 City Council designated one cent of the ad-valorem tax for affordable housing preservation and production. Likewise, New Hanover County has designated \$3 million per year over five years to address the gap in affordable housing. The large number of lower income renter households experiencing housing cost burden will benefit from these investments. Given the focus on Housing First the priority for emergency shelters is to limit the time persons experiencing homelessness are in shelter and move them to appropriate permanent housing. Permanent Supportive Housing is lacking and requires a greater investment relative to other subsidized affordable rental housing.

In stakeholder interviews homeless service and shelter providers identified permanent supportive housing as their top priority for the use of HOME ARP funds.

HOME-ARP Production Housing Goals

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

Reviewing LIHTC projects the city has invested in recently (2023) and a Permanent Supportive Housing project completed in 2016, a reasonable assumption is \$2 million investment in permanent supportive housing will produce 66 units. This estimation is based on a leveraging ratio of \$1:\$7, for every HOME ARP dollar invested leverages \$7 in other funds based on past projects. Other assumptions include a per unit cost of \$250,000 this includes all infrastructure and common areas and reflects more recent inflation in construction labor and materials.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJs priority needs:

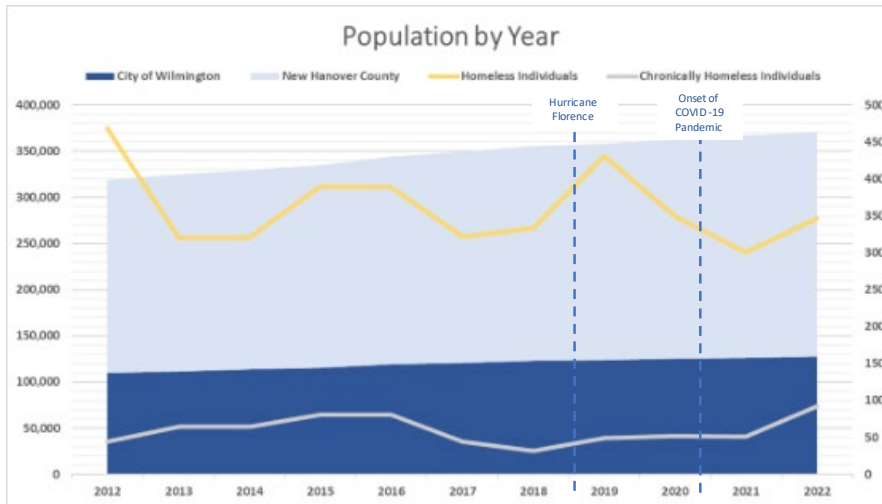
The need for affordable housing was the number one ranked need identified in consultation with stakeholders and citizens. The challenge facing affordable housing developers within the city of Wilmington is the lack of available land and the cost of land. That said, additional local funding has allowed the City to provide gap financing for LIHTC projects. Additionally, changes to the Land Development Cost incentivize market rate developers for including affordable housing for households at or below 80% AMI. Rental housing production goals are conservatively established at 70-150 annually. In-fill single family scattered site affordable rental units goals are 5-10 annually. That said, it is important to note that the Wilmington Housing Authority (WHA) is embarking on the redevelopment of several public housing developments under the Rental Assistance Demonstration (RAD) program, creating mixed income developments. Currently, WHA properties are not fully utilizing the allowed density for their sites. The redevelopment of WHA projects will increase density, in some cases more than double, thereby increasing the number of affordable units available within the Wilmington rental market.

Preferences

Identify whether the PJ intends to give preferences to one or more qualifying populations or a sub-population within one or more qualifying populations for any eligible activity or project:

The City has determined it will give preferences to unsheltered persons, specifically chronically homeless for affordable housing produced using HOME ARP funds. As presented within this plan an analysis of data and consultation with homeless service providers and other stakeholders supports prioritizing unsheltered persons for housing. Data for homeless persons including the Point in Time and HMIS show a growing number of chronically homeless persons among the unsheltered persons in Wilmington/New Hanover County.

Chronically Homeless Population Trend Graph I



In the past 10 years, City and County population has grown by 16%, total homeless population has decreased by 26%, but chronically homeless population has doubled.

Unsheltered persons in need of housing and other supportive services are encouraged to access the Cape Fear Homeless Continuum of Care (CFHCoC) Coordinated Entry System (CES) to be assessed and referred to appropriate housing and services. As of December 31, 2022, there were 1,536 on the CES waiting list for shelter, permanent housing, and services.

In order to improve the capacity of the CES the City of Wilmington HOME ARP Allocation plan identifies \$50,000 for capacity building. These funds will be disbursed using an RFP process to select qualified organization(s) to assess eligibility of qualifying populations, to compile and maintain a waiting list, and make referrals to housing produced with HOME ARP funds and supportive services funded with HOME ARP.

As noted above, the City of Wilmington will give a preference to chronically homeless persons for referral to Permanent Supportive Housing (PSH) produced using HOME ARP funds; that said, the City does not limit HOME ARP funded housing and services to chronically homeless persons only. Placement into PSH will occur via a waiting list with preference for chronically homeless, followed by other qualified populations on the waiting list for any remaining available units.

As described in this plan, the City will award HOME ARP funds in accordance with 2 CFR 200 procurement guidelines. An RFP, LOI, and/or NOFA will be used to solicit qualified providers for the \$350,000 allocated for supportive services to be provided to all qualifying populations including, but not limited to, persons fleeing domestic violence, dating violence, sexual assault, stalking, human trafficking; those at risk of homelessness; those whom receiving supportive services prevents homelessness; and veterans meeting the criteria for qualifying populations.

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

New investment with HOME-ARP will be used to create additional affordable units.

If a preference was identified, explain 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 PJs needs assessment and gap analysis:

The City has determined that the lack of available Permanent Supportive Housing units hinders the ability to effectively implement housing first. The analysis of unmet need shows unsheltered chronically homeless population makes up 49% of unsheltered homeless at the Point-In-Time. Review of HMIS data shows 95% occupancy of all beds including PSH with over 325 known chronically homeless persons in need of placement. Prioritizing chronically homeless and providing PSH will address the most difficult and expensive population to house and allow for existing homeless services and shelter resources to assist other qualifying populations more efficiently.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME- ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under with the PJ will refinance existing debt for a HOME-ARP rental project, including:

Establish a minimum level of rehabilitation per unit or a required ratio between rental housing is the primary eligible activity.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. Consequently, the creation of refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#) is not applicable to the City's HOME-ARP Allocation Plan.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity is not applicable at this time.

Require a 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 populations for the minimum compliance period can be demonstrated.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, requiring a 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 populations for the minimum compliance period is not applicable at this time.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, stating whether the new investment is being made to maintain current affordable units and/or create additional affordable units is not applicable at this time.

Specify the required compliance period, whether it is the minimum 15 years or longer.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, specifying a required compliance period is not applicable at this time.

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

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, stating that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG within the refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#) is not applicable at this time. Other requirements in the PJs guidelines, if applicable:

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing.

Appendix A

REVISED
The City of Wilmington
Announces a
Public Comment Period on the City's
DRAFT
HOME American Rescue Plan Act Allocation Plan
Public Hearing
Tuesday, March 7th at 6:30 p.m.
at the Wilmington City Hall
Council Chambers
102 North 3rd Street, Wilmington, NC 28401

The Public Comment Period and Public Hearing is an opportunity for the citizens of Wilmington to comment on the plan noted above. The 15-day Public Comment Period will begin on February 21, 2023 and ends March 7, 2023. For more information and to access a copy of the plan please visit www.wilmingtonnc.gov or [Community Development & Housing | City of Wilmington, NC \(wilmingtonnc.gov\)](http://Community Development & Housing | City of Wilmington, NC (wilmingtonnc.gov)).

Please note that comments may be submitted electronically to be entered into the public record for the public hearing by navigating to the following link no later than 5:00 P.M. on Tuesday, March 7, 2023.

<https://www.wilmingtonnc.gov/departments/city-council/city-council-public-hearing-comment-form>

Also, citizens who would like to comment during the Public Comment Period can do so by email to penny.spicer-sidbury@wilmingtonnc.gov no later than 5:00 P.M. on Tuesday, March 7, 2023.

Si desea hacer un comentario sobre el Plan de Acción, por favor envíe su comentario por correo electrónico a Chianti.Johnson@wilmingtonnc.gov.

Para obtener más información o si tiene preguntas, llame al (910) 341-3236

For additional information, please contact
Suzanne E. Rogers, Community Development Planner
Suzanne.rogers@wilmingtonnc.gov
Community Services Department
At (910) 341-7836
Or TDD # (910) 341-7873

The City of Wilmington does not discriminate on the basis of race, sex, color, national origin, religion or disability in its employment opportunities, programs or activities. All requests for appropriate auxiliary aids and services, when necessary to offer a person with a disability the opportunity to participate in or enjoy the benefits of City services, programs or activities must be made within a reasonable time prior to the activity.

Appendix B

NC 506 2022 Point In Time

Appendix C

NC 506 2021 Housing Inventory Count

Appendix D

Stake Holder Questionnaire

Appendix E

Citizen Input Survey

Appendix F

Summary of Public Comment



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2021 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2021. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

CoC Number: NC-506

CoC Name: Wilmington/Brunswick, New Hanover, Pender Counties CoC

Summary of all available beds reported by Continuum of Care:

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	70	107	151	0	258	0	0	n/a	16	29
Emergency Shelter	47	68	105	0	173	0	0	n/a	0	9
Safe Haven	7	10	10	0	20	n/a	n/a	n/a	0	0
Transitional Housing	16	29	36	0	65	n/a	n/a	n/a	16	20
Permanent Housing	28	71	185	0	256	n/a	n/a	88	92	0
Permanent Supportive Housing*	17	33	163	0	196	n/a	n/a	88	92	0
Rapid Re-Housing	11	38	22	0	60	n/a	n/a	n/a	0	0
Grand Total	98	178	336	0	514	0	0	88	108	29

Available CoC beds reported by Program Type:

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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Emergency Shelter

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
A Safe Place	A Safe Place ES	3	6	0	0	0	0	6	n/a	0	0
Cape Fear Mission	Rescue Mission	0	0	10	0	0	0	10	n/a	0	0
Coastal Horizons	Open House	9	9	0	0	0	0	9	n/a	0	9
Domestic Violence Shelter and Services	Shelter	22	22	14	0	0	0	36	n/a	0	0
Family Promise of the Lower Cape Fear	Emergency Shelter GRACE	8	14	0	0	0	0	14	n/a	0	0
Good Shepherd Ministries	Night Shelter	1	6	39	0	0	0	45	n/a	0	0
Hope Harbor Homes	Hope Harbor	1	4	0	0	0	0	4	n/a	0	0
Southport Island Interchurch Fellowship	Southport Island Interfaith M	1	1	9	0	0	0	10	n/a	0	0
Streetreach	Interfaith Sheltering Program	2	6	6	0	0	0	12	n/a	0	0
The Salvation Army	Emergency Shelter	0	0	27	0	0	0	27	n/a	0	0
Total		47	68	105	0	0	0	173	n/a	0	9

Safe Haven

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Safe Haven of Pender County	Safe Haven	7	10	10	n/a	n/a	n/a	20	n/a	0	n/a
Total		7	10	10	0	n/a	n/a	20	n/a	0	n/a

Transitional Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Coastal Horizons	Youth Transitional Living Pro	0	0	20	0	n/a	n/a	20	n/a	0	20
Family Promise of the Lower Cape Fear	Families Forward	14	23	0	0	n/a	n/a	23	n/a	0	0
First Fruit Ministries	Wilmington Dream Center	2	6	0	0	n/a	n/a	6	n/a	0	0
Good Shepherd Ministries	GPD - Sgt. Eugene Ashley Ce	0	0	16	0	n/a	n/a	16	n/a	16	0
Total		16	29	36	0	n/a	n/a	65	n/a	16	20

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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Permanent Supportive Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Cape Fear Housing for Independent Living	Kathryn Leigh	0	0	9	0	n/a	n/a	9	9	0	0
Coastal Horizons	Horizons Housing	3	8	1	0	n/a	n/a	9	9	0	0
First Fruit Ministries	First Fruit Ministries PSH	0	0	2	0	n/a	n/a	2	2	0	0
Good Shepherd Center	Lakeside Reserve	0	0	40	0	n/a	n/a	40	40	0	0
Good Shepherd Ministries	Ashley Center Permanent Supportive	0	0	8	0	n/a	n/a	8	8	0	0
The ARC of North Carolina	Permanent Housing	0	0	16	0	n/a	n/a	16	0	0	0
Veterans Administration	VASH	14	25	67	0	n/a	n/a	92	0	92	0
Wilmington Housing Finance & Development	Hopewood	0	0	20	0	n/a	n/a	20	20	0	0
Total		17	33	163	0	n/a	n/a	196	88	92	0

Rapid Re-Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Family Promise of the Lower Cape Fear	HUD (NOFA) Rapid Rehousing	4	14	0	0	n/a	n/a	14	n/a	0	0
First Fruit Ministries	Wilmington Dream Center -	2	9	2	0	n/a	n/a	11	n/a	0	0
Good Shepherd Center	Rapid Rehousing ESG-Coron	5	15	20	0	n/a	n/a	35	n/a	0	0
Total		11	38	22	0	n/a	n/a	60	n/a	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.



HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

NC-506 Wilmington/Brunswick, New Hanover, Pender Counties CoC

Point-in Time Date: 1/26/2022

Summary by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Households without children ¹	103	43	108	254
Households with at least one adult and one child ²	7	4	7	18
Households with only children ³	5	1	1	7
Total Homeless Households	115	48	116	279

Summary of persons in each household type:

Persons in households without children¹	104	43	122	269
Persons Age 18 to 24	11	6	2	19
Persons Over Age 24	93	37	120	250
Persons in households with at least one adult and one child²	29	15	27	71
Children Under Age 18	20	11	12	43
Persons Age 18 to 24	0	0	1	1
Persons Over Age 24	9	4	14	27
Persons in households with only children³	5	1	1	7
Total Homeless Persons	138	59	150	347

Demographic summary by ethnicity:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Hispanic / Latino	10	3	7	20
Non-Hispanic / Non- Latino	128	56	143	327
Total	138	59	150	347

Demographic summary by gender:

Female	77	32	41	150
Male	61	27	88	176
Transgender	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	1	1
Questioning	0	0	20	20
Total	138	59	150	347

* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.



HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

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Demographic summary by race:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Black or African-American	48	21	35	104
White	81	33	83	197
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	9	5	32	46
Total	138	59	150	347

Summary of chronically homeless households by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Chronically Homeless households with at least one adult and one child ²	1	0	2	3

Summary of chronically homeless persons in each household type:

Chronically Homeless persons in households without children ¹	15	0	64	79
Chronically Homeless persons in households with at least one adult and one child ²	4	0	8	12
Chronically Homeless persons in households with only children ³	0	0	1	1
Total Chronically Homeless Persons	19	0	73	92

Summary of all other populations reported:

Severely Mentally Ill	6	1	7	14
Chronic Substance Abuse	2	0	6	8
Veterans	4	6	9	19
HIV/AIDS	0	1	0	1
Victims of Domestic Violence	40	10	4	54
Unaccompanied Youth	16	7	3	26
Unaccompanied Youth Under 18	5	1	1	7
Unaccompanied Youth 18-24	11	6	2	19
Parenting Youth	0	0	0	0
Parenting Youth Under 18	0	0	0	0
Parenting Youth 18-24	0	0	0	0
Children of Parenting Youth	0	0	0	0

* Safe Haven programs are included in the Transitional Housing category.

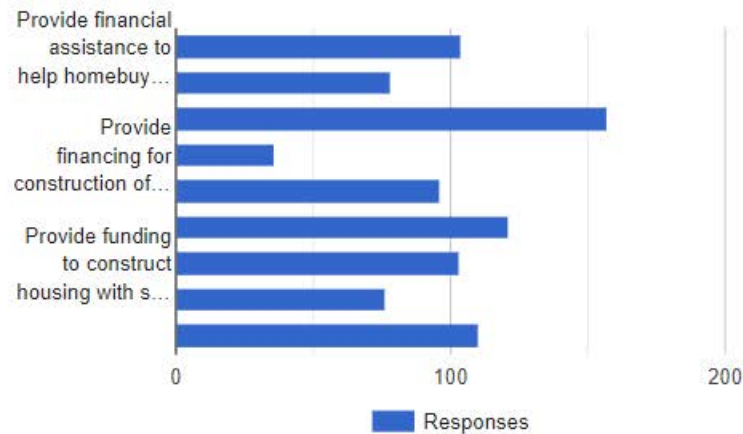
¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

**1. Check the three most important among the following eligible types of public investment in the City of Wilmington?
Select the 3 most important items, please limit to 3.**

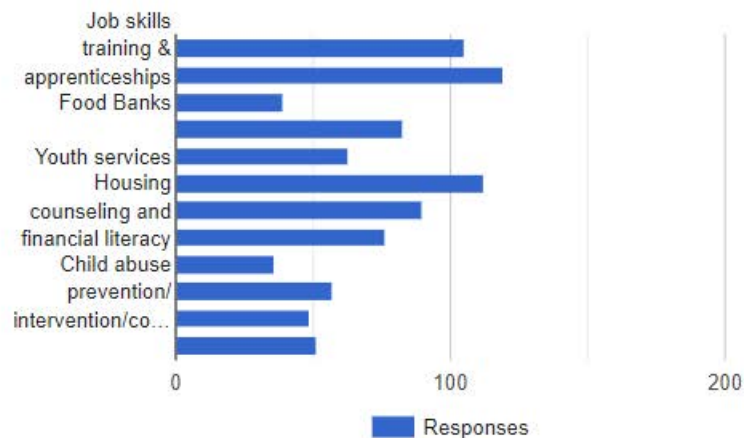
Answered: 298 Skipped: 0 Left Blank: 2



ANSWER CHOICES	RESPONSES	
Provide financial assistance to help homebuyers afford a home	11.80%	104
Provide financial assistance to help homeowners repair/rehabilitate their home	8.85%	78
Construct new housing that is affordable for working families	17.82%	157
Provide financing for construction of new rental housing	4.09%	36
Provide financing for rehabilitation of vacant housing for homeownership	10.90%	96
Provide funding to support emergency shelters for homeless persons	13.73%	121
Provide funding to construct housing with services for elderly and disabled persons	11.69%	103
Provide funding for job readiness and job skills training	8.63%	76
Provide funding for youth services including afterschool and summer programs with tutoring, arts, sports and other pro-social activities.	12.49%	110
TOTAL	881 (298 answered)	

2. Check the three MOST IMPORTANT NEED in Wilmington for the following types of Public Services .

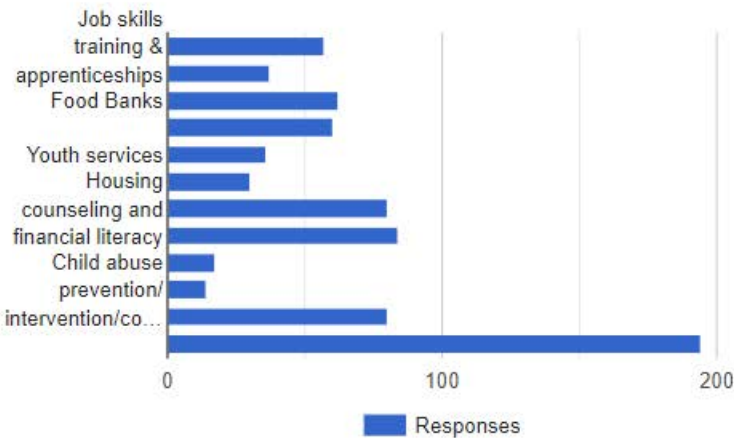
Answered: 299 Skipped: 0 Left Blank: 1



ANSWER CHOICES	RESPONSES	
Job skills training & apprenticeships	11.93%	105
Quality affordable childcare	13.52%	119
Food Banks	4.43%	39
Medical and dental services	9.43%	83
Youth services	7.16%	63
Drug abuse prevention/crime prevention	12.73%	112
Housing counseling and financial literacy	10.23%	90
Options for transition out of public housing	8.64%	76
Domestic abuse services	4.09%	36
Child abuse prevention/intervention/counseling services	6.48%	57
Senior Services	5.57%	49
Neighborhood beautification/clean-ups	5.80%	51
TOTAL	880 (299 answered)	

3. Check the three LEAST IMPORTANT NEED in Wilmington for the following types of Public Services .

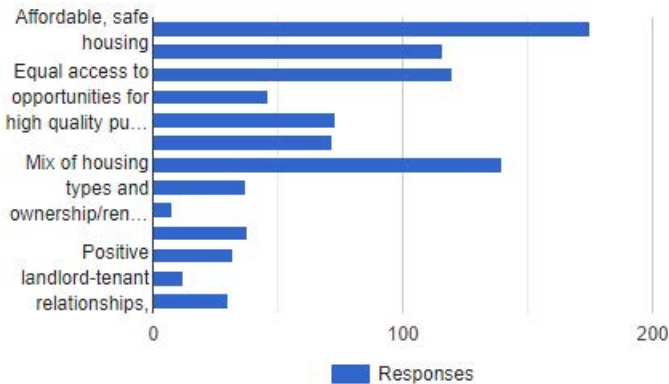
Answered: 275 Skipped: 0 Left Blank: 25



ANSWER CHOICES	RESPONSES	
Job skills training & apprenticeships	7.59%	57
Quality affordable childcare	4.93%	37
Food Banks	8.26%	62
Medical and dental services	7.99%	60
Youth services	4.79%	36
Drug abuse prevention/crime prevention	3.99%	30
Housing counseling and financial literacy	10.65%	80
Options for transition out of public housing	11.19%	84
Domestic abuse services	2.26%	17
Child abuse prevention/intervention/counseling services	1.86%	14
Senior Services	10.65%	80
Neighborhood beautification/clean-ups	25.83%	194
TOTAL	751 (275 answered)	

4. Which of the following do you think is most important for promoting quality of life in Wilmington’s neighborhoods?
Select the 3 most important items, please limit to 3.

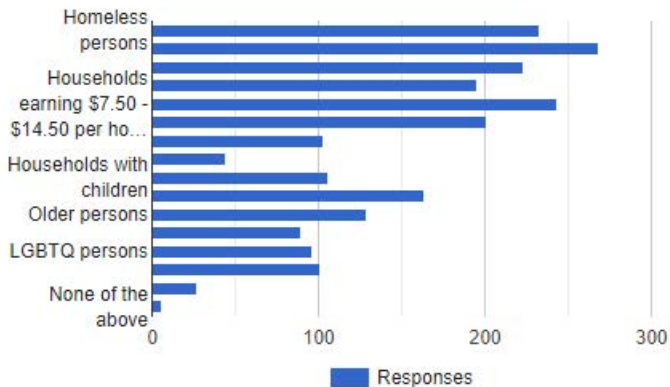
Answered: 300 Skipped: 0 Left Blank: 0



ANSWER CHOICES	RESPONSES	
Affordable, safe housing	19.47%	175
Equal access to opportunities for good jobs that pay a living wage	12.90%	116
Low crime rate/absence of gangs	13.35%	120
Equal access to opportunities for high quality public education	5.12%	46
Bus system with frequent service connecting to all parts of the City	8.12%	73
Close proximity of grocery stores, health care, and other services	8.01%	72
Housing that is affordable to a wide range of income levels	15.57%	140
Mix of housing types and ownership/rental opportunities	4.12%	37
Close proximity to jobs	0.89%	8
Safe, convenient, high quality youth programs for school-aged children	4.23%	38
Well maintained yards, homes, and businesses	3.56%	32
Positive landlord-tenant relationships,	1.33%	12
Equal access to owner/rental housing in all parts of the City	3.34%	30
TOTAL	899 (300 answered)	

5. Do any of the following groups of people experience difficult finding safe, quality housing that is affordable in Wilmington? Select all that apply.

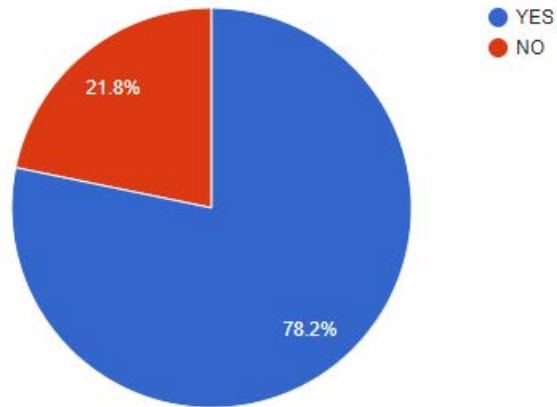
Answered: 298 Skipped: 0 Left Blank: 2



ANSWER CHOICES	RESPONSES	
Homeless persons	10.46%	233
Persons with low income	12.03%	268
Persons with low credit score	10.01%	223
Persons with criminal background	8.76%	195
Households earning \$7.50 - \$14.50 per hour or \$14,500 - \$29,000 per year	10.91%	243
Households earning \$15.40 - \$22 per hour or \$32,040 - \$45,720 per year	9.03%	201
Households earning \$25.67 - \$36.63 per hour or \$53,400 - \$76,200 per year	4.63%	103
Households earning \$30.80 - \$44 per hour or \$64,080 - \$91,400 per year	1.98%	44
Households with children	4.76%	106
Racial/ethnic minorities	7.32%	163
Older persons	5.79%	129
Women	4.00%	89
LGBTQ persons	4.31%	96
Young adults	4.54%	101
Persons expressing religious beliefs	1.21%	27
None of the above	0.27%	6
TOTAL	2227 (298 answered)	

7. Do you live in the City of Wilmington?

Answered: 271 Skipped: 0 Left Blank: 29



ANSWER CHOICES	
YES	78.23% 212
NO	21.77% 59
TOTAL	

RESPONSES	
YES	78.23% 212
NO	21.77% 59
TOTAL	

YES	78.23% 212
NO	21.77% 59
TOTAL	

YES	78.23% 212
NO	21.77% 59
TOTAL	

YES	78.23% 212
NO	21.77% 59
TOTAL	

YES	78.23% 212
NO	21.77% 59
TOTAL	

YES	78.23% 212
NO	21.77% 59
TOTAL	

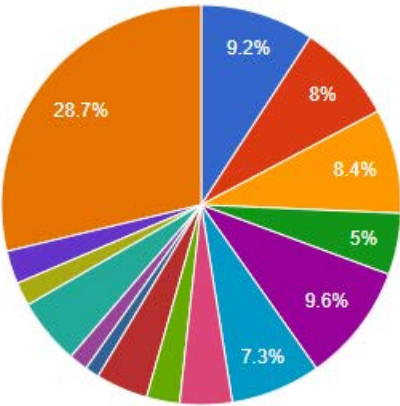
YES	78.23% 212
NO	21.77% 59
TOTAL	

TOTAL	
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TOTAL	
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8. What area of Wilmington do you live?

Answered: 261 Skipped: 0 Left Blank: 39

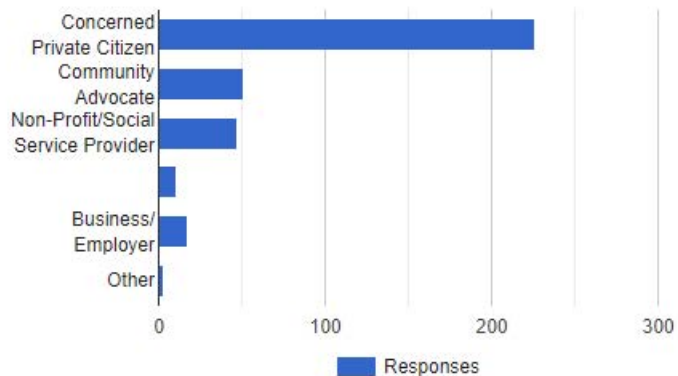


- Greater Downtown North
 - Greater Downtown South
 - Historic District
 - Chestnut Heights/Princess...
 - Pine Valley
 - Central
 - University
 - Winter Park
 - South
 - Southwest
 - Echo Farms-Rivers Edge
 - Masonboro
- ▲ 1/2 ▼

ANSWER CHOICES	RESPONSES	
Greater Downtown North	9.20%	24
Greater Downtown South	8.05%	21
Historic District	8.43%	22
Chestnut Heights/Princess Place	4.98%	13
Pine Valley	9.58%	25
Central	7.28%	19
University	4.21%	11
Winter Park	2.68%	7
South	4.21%	11
Southwest	1.15%	3
Echo Farms-Rivers Edge	1.53%	4
Masonboro	5.36%	14
Seagate South	1.92%	5
Rogersville- Bradley Creek	2.68%	7
Other	28.74%	75
TOTAL		261

10. I represent the following:

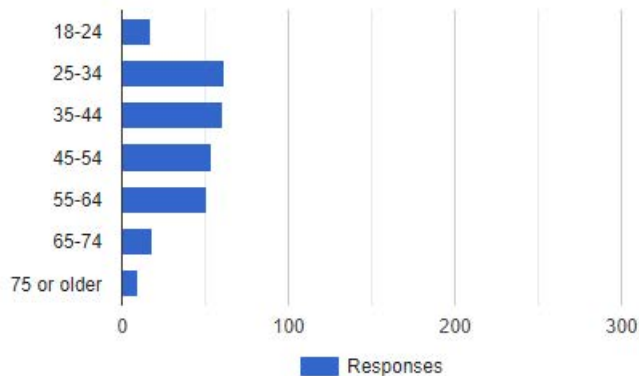
Answered: 273 Skipped: 0 Left Blank: 27



ANSWER CHOICES	RESPONSES	
Concerned Private Citizen	63.66%	226
Community Advocate	14.37%	51
Non-Profit/Social Service Provider	13.24%	47
Religious Organization ___ Public or Government Staff	3.10%	11
Business/Employer	4.79%	17
Other	0.85%	3
TOTAL	355 (273 answered)	

11. What is your age? Please check one.

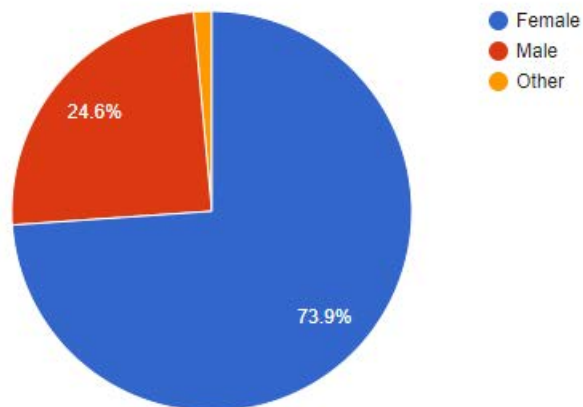
Answered: 272 Skipped: 0 Left Blank: 28



ANSWER CHOICES	RESPONSES	
18-24	6.23%	17
25-34	22.71%	62
35-44	22.34%	61
45-54	19.78%	54
55-64	18.68%	51
65-74	6.59%	18
75 or older	3.66%	10
TOTAL	273 (272 answered)	

12. What is your Gender

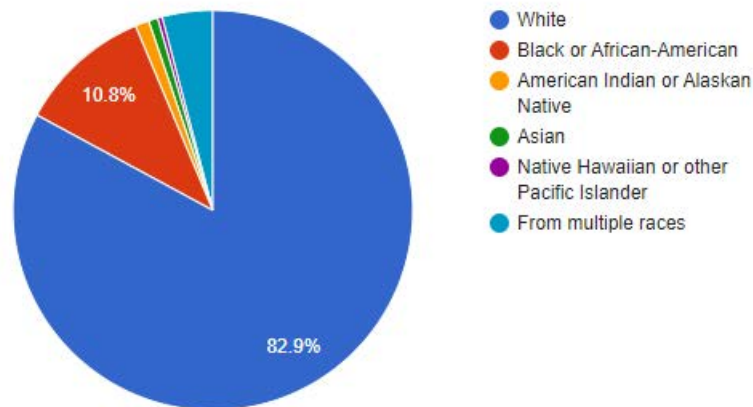
Answered: 272 Skipped: 0 Left Blank: 28



ANSWER CHOICES	RESPONSES	
Female	73.90%	201
Male	24.63%	67
Other	1.47%	4
TOTAL		272

13. Are you White, Black or African-American, American Indian or Alaskan Native, Asian, Native Hawaiian or other Pacific islander, or some other race?

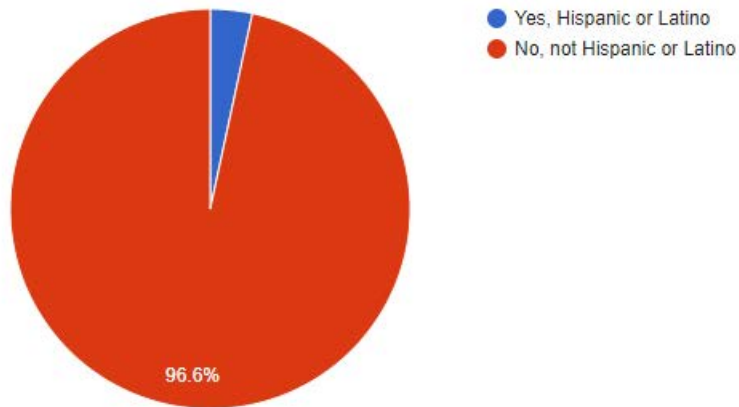
Answered: 269 Skipped: 0 Left Blank: 31



ANSWER CHOICES	RESPONSES	
White	82.90%	223
Black or African-American	10.78%	29
American Indian or Alaskan Native	1.12%	3
Asian	0.74%	2
Native Hawaiian or other Pacific Islander	0.37%	1
From multiple races	4.09%	11
TOTAL		269

14. Are you of Hispanic or Latino origin or descent?

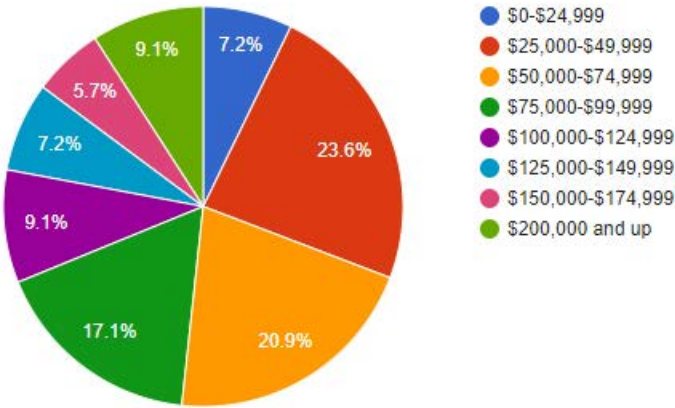
Answered: 266 Skipped: 0 Left Blank: 34



ANSWER CHOICES	RESPONSES
Yes, Hispanic or Latino	3.38% 9
No, not Hispanic or Latino	96.62% 257
TOTAL	266

15. What is your approximate average household income?

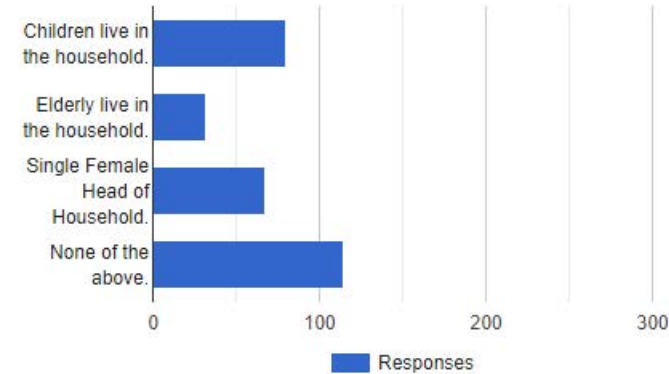
Answered: 263 Skipped: 0 Left Blank: 37



ANSWER CHOICES	RESPONSES	
\$0-\$24,999	7.22%	19
\$25,000-\$49,999	23.57%	62
\$50,000-\$74,999	20.91%	55
\$75,000-\$99,999	17.11%	45
\$100,000-\$124,999	9.13%	24
\$125,000-\$149,999	7.22%	19
\$150,000-\$174,999	5.70%	15
\$200,000 and up	9.13%	24
TOTAL		263

17. Please select any of the following that apply to your household. You may select more than one.

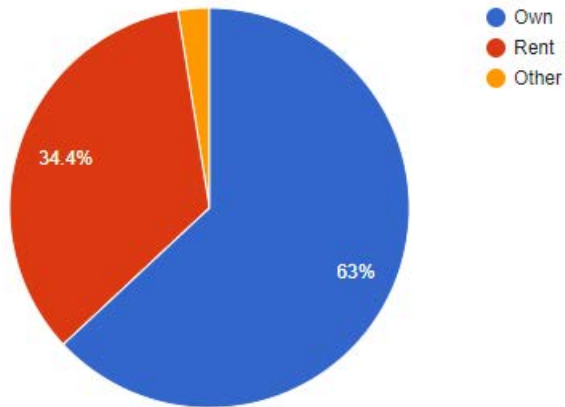
Answered: 265 Skipped: 0 Left Blank: 35



ANSWER CHOICES	RESPONSES	
Children live in the household.	27.30%	80
Elderly live in the household.	10.92%	32
Single Female Head of Household.	22.87%	67
None of the above.	38.91%	114
TOTAL	293 (265 answered)	

18. Do you rent or own the place where you live?

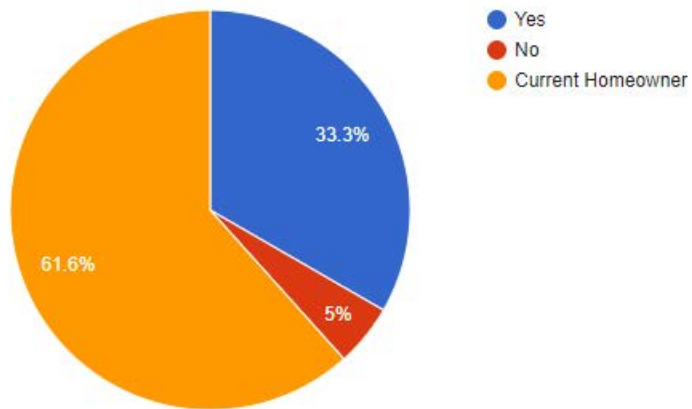
Answered: 276 Skipped: 0 Left Blank: 24



ANSWER CHOICES	RESPONSES	
Own	63.04%	174
Rent	34.42%	95
Other	2.54%	7
TOTAL		276

19. Would you like to become a homeowner?

Answered: 279 Skipped: 0 Left Blank: 21



ANSWER CHOICES	RESPONSES	
Yes	33.33%	93
No	5.02%	14
Current Homeowner	61.65%	172
TOTAL		279

Public Comments Received

Mayor Saffo and City Council members,

We were heartened to read the City of Wilmington's proposed HOME-ARP Allocation Plan and support its emphasis on Permanent Supportive Housing (PSH). While affordable housing overall is a very real need throughout the City, the need for housing targeted to our most vulnerable neighbors, namely chronically homeless persons with disabilities, is the most serious.

Prioritizing Permanent Supportive Housing accomplishes all of the following:

- demonstrates the City of Wilmington's ongoing commitment to funding *Best Practice* housing solutions for our chronically homeless neighbors;
- makes an end to homelessness possible even for residents with significant challenges, including lack of income; and
- achieves the best and highest use of this one-time funding opportunity, as it will be leveraged with public and private investments for the creation of up to 66 new units of PSH

As the largest provider of homeless services in the region, we at Good Shepherd Center see firsthand both the long-term successes of PSH as a housing solution and the significant improvements it creates in residents' health, overall well-being, and use of public services. We are grateful to the City of Wilmington for your ongoing dedication to the creation of housing opportunities for all of our neighbors across income levels.

With appreciation,

Katrina R. Knight, MSW
Executive Director
Good Shepherd Center
910.520.8602

Leave your comment here

Affordable Housing crisis is a human crisis . Many citizens are employed and cannot avoid to pay the increase in rent . There should be a resolution where rent should not be more than the average income of the city.

Thank you,
City of Wilmington, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Public Hearing Comment Form

Submission #: 2274669
IP Address: 70.62.75.227
Submission Date: 03/01/2023 9:55
Survey Time: 23 minutes, 2 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Full Name

Liz Carbone

Full Address

811 Martin Street
Wilmington, NC 28401
United States

Email

lcarbone@goodshepherdwilmington.org

Indicate the item you're commenting on here

City of Wilmington Allocation Plan for HOME-ARPA Funding

Leave your comment here

On behalf of Good Shepherd Center's staff and Board of Directors, I want to express our enthusiastic support for the recommended allocation plan for HOME-ARPA funding as outlined in the proposal from City staff. The recommended allocation of 84% of available funds to the production of Permanent Supportive Affordable Housing demonstrates and reinforces the City of Wilmington's ongoing commitment to funding data driven, Best Practice solutions to homelessness. As the largest provider of homeless services in our region, Good Shepherd sees firsthand the successes of Permanent Supportive Housing in providing the affordability and supportive services needed to house individuals with substantial barriers to housing stability, such as severe and persistent mental illness, chronic health conditions, and those struggling with addiction; we also see the increasing demand for this specialized housing intervention as the need has grown in our community. Focusing on the creation of Permanent Supportive Housing for our most vulnerable community members - chronically homeless adults with disabilities - ensures that we are leveraging this funding opportunity to its best and highest use, permanently ending the homelessness of dozens of adults while also significantly reducing the burden on both nonprofit and public emergency services providers. We commend the City of Wilmington and its staff for all that you do to create housing options for all of our neighbors, especially those that need additional support to enjoy the quality of life that we are so fortunate to have in our shared Wilmington home.

Full Name

Clayton Hamerski

Full Address

228 N Front St, Suite 101
Wilmington, NC 28401
United States

Email

claytonhamerski@gmail.com

Indicate the item you're commenting on here

City of Wilmington Allocation Plan for HOME-ARPA Funding

Leave your comment here

On behalf of the Cape Fear Housing Coalition, I am writing to express our support and appreciation for the recommended allocation of 84% of the available HOME-ARPA funds to create Permanent Supportive Housing for the chronically homeless residents of our City. Our Coalition represents over 90 partners, including healthcare providers, developers, nonprofit agencies, local businesses, lenders, civic groups, and municipal governments from the tri-county area. For over 20 years, our Coalition has led the regional effort to advocate for the housing needs of all residents, particularly those who are most vulnerable, including seniors, Veterans, the homeless, families with children, and persons with disabilities. Permanent Supportive Housing is a best practice model that has been working for decades locally and across the country to end the homelessness of those with the most challenges and barriers to housing, and is successful in keeping these vulnerable individuals housed for the long term. Our Coalition advocates for solutions that are both effective and the best use of the limited funding available for affordable housing projects - Permanent Supportive Housing meets both of these requirements and any increase in the supply of these critical units will make a significant and lasting difference in the lives of our chronically homeless neighbors and our community as a whole. Our Coalition recognizes and appreciates the City of Wilmington's longstanding commitment to the creation and preservation of affordable housing, and we applaud your dedicated staff for their continued work on important efforts such as this to make stable, healthy, and safe housing attainable for all.

Full Name

Brianna D'Itri

Full Address

1620 Barday Pointe Blvd
Apt 8310
Wilmington, NC 28412
United States

Email

bdiatri@wavetransit.com

Indicate the item you're commenting on here

HOME-ARP Allocation Plan

Leave your comment here

I am a citizen of Wilmington and the Mobility Manager for Wave Transit. Affordable housing, supportive housing, shelter, and public transit are critical infrastructure that increase access to personal safety, economic opportunity, and supports public health. We are willing and excited to work with community leaders and developers on creating or enhancing public transit connectivity near affordable housing and shelters.

Full Name

Katrina Knight

Full Address

811 Martin St.
Wilmington, NC 28403
USA

Email

kknight@goodshepherdwilmington.org

Indicate the item you're commenting on here

City HOME-ARP Allocation Plan

Leave your comment here

We were heartened to read the City's proposed plan, which prioritizes Permanent Supportive Housing (PSH) for chronically homeless persons with disabilities. While the increasing lack of affordable housing is a crisis overall, the need for housing targeted to our most vulnerable neighbors is the most serious. Prioritizing Permanent Supportive Housing accomplishes all of the following: • demonstrates the City of Wilmington's ongoing commitment to funding Best Practice housing solutions for our chronically homeless neighbors; • makes an end to homelessness possible even for residents with significant challenges, including lack of income; and • achieves the best and highest use of this one-time funding opportunity, as it will be leveraged with public and private investments for the creation of up to 66 new units of PSH. As the largest provider of homeless services in the region, we at Good Shepherd Center see firsthand both the long-term successes of PSH as a housing solution and the significant improvements it creates in residents' health, overall well-being, and use of public services. We are grateful to the City of Wilmington for its ongoing dedication to the creation of housing opportunities for all of our neighbors across income levels. We support the Allocation Plan as written and look forward to all that it will accomplish.

I have the following comments on the plan:

1) Please do not fund providers of homeless housing services with taxpayers funds who are NOT a member of the Continuum of Care. <https://capefearcog.org/continuum-of-care/> When a housing provider like Eden Village for example does not join the COC they harm the COC's grant application opportunities with HUD and HHS because they deprive it of infrastructure that would allow the COC to win these grants. Also, it allows these non-COC members to "cherry-pick" who they will serve rather than take the most chronically homeless and disabled who have been assessed by chronicity on the Coordinated Entry System/Housing Management Information System. Only "team players" who are members of the COC should be funded.

2) Please spend the money on infrastructure like Permanent Supportive Housing with wrap around support services rather than one time programs like hotel vouchers.

3) Please allocate funds for more grant writers for HUD and HHS housing and wrap around service projects. This needs assessment highlights that Wilmington and NHC have a HUGE deficit of emergency shelters for adults, families and teens, a deficit of rapid re-housing and a huge deficit of permanent supportive housing.

4) The City and the County need to understand the value of "housing first" policy and the research behind it that proves that it works

5) Beware of homeless criminalization ordinances like the one recently passed by NHC which might subject the county or city to a lawsuit for violating the Boise Case which says that you cannot enact loitering, anti-camping or sleeping ordinances when you do not have adequate numbers of beds to offer the people on the street.

Please do not let this funding opportunity be the end of your efforts to address homelessness in our City and County. It will not go away until properly implemented and adequately staffed with resources to address the issue---you will see improvement.

Luisa Tassan

603-493-6109 (c)

"Democracy is not a spectator sport." ~Lotte Scharfman~

Thank you please see our comments below:

- Despite those aged 65+ being 17.2% of the current population in Wilmington, and the age group with the largest estimated growth for 2020-2025, Wilmington's proposal does not provide data on or specific plans for older adults. However, their main priority population are those that are experiencing "chronic homelessness," meaning people who have been homeless for at least a year or repeatedly while experiencing a disabling condition including physical disability, serious mental illness and/or substance use disorder making it difficult to find and maintain housing. I imagine that there is significant overlap between Wilmington's 65+ and 55+ population and those experiencing chronic homelessness.
- Wilmington's plans explicitly reflect a housing first approach, allocating 84% of their over \$2.5 million to the creation of permanent supportive housing. They write, "the answer to homelessness is housing," which is consistent with AARP's housing advocacy efforts. This funding is expected to produce 66 units (per unit cost of ~\$250,000).

Although it is noted that Wilmington's Housing Authority (WHA) are not currently taking advantage of the allowed density in their developments. Given that they list land availability and cost as a central barrier to permanent supportive housing, advocacy on missing middle housing and taking full advantage of the allowed density could be more effective in producing more units at a lower cost. The current gap in rental units for those at 80% or below AMI is 416 and 52% of Wilmington renters are currently cost burdened.

Let me know if you have any questions.

Rosalie

As a citizen of Wilmington for over 20 years I have seen the problem of homelessness kicked down the road over and over. We know the solution is housing. Data shows it in every community across the country. There has yet to be a major investment from elected officials in this community to help resolve the issue. This is an easy opportunity for the elected officials to make a difference towards the issue of homelessness. And it doesn't use local taxpayer money. Ask Mayor Saffo how it looks to have the likes of SECU Lakeside Reserve and Eden Village on his resume when he runs for re-election. The City Staff's plan is thoughtful, includes National Best Practices, and can bring real change to this community. I fully support the plan and hope the community does too.

Kyle Abrams

Mayor Saffo and City Council members,

I'm Katrina Knight, Executive Director of Good Shepherd Center. We were heartened to read the City of Wilmington's proposed HOME-ARP Allocation Plan and support its emphasis on *Permanent Supportive Housing* (PSH). While affordable housing overall is a very real need throughout the City, the need for housing targeted to our most vulnerable neighbors, namely chronically homeless persons with disabilities, is the most serious.

The National Alliance to End Homelessness, HUD, and our own data and experience show that substance abuse is *not* the primary cause of homelessness. Nationally and here in Wilmington, the chief reason that our residents find themselves unhoused is the mismatch between people's income and the income they need to afford and hold onto housing in our very expensive city. Having said that, persons with disabilities disproportionately experience homelessness due to their special challenges and limited income.

To your point, Mr. Waddell, I shared some data with Council a few months back, and you may remember that one of those charts showed a *precipitous* drop in chronically homeless persons correlated with the opening of Lakeside Reserve, from 81 down to 32 over two years. It's both a drop in the number of people needing a shelter bed but, more importantly perhaps, it's also housing a number of people *who would never*

entertain shelter and would otherwise remain sleeping on our streets, in the woods, and in encampments around our city. Moving them to housing is a win for us all.

Permanent Supportive Housing works elsewhere and it's working here. Our residents overwhelmingly do not return to homelessness, significantly reduce their use of the ER and hospital system, and experience improved physical and mental health.

Prioritizing Permanent Supportive Housing:

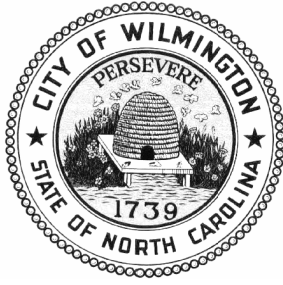
- demonstrates the City of Wilmington's ongoing commitment to funding *Best Practice* housing solutions for our chronically homeless neighbors;
- makes an end to homelessness possible even for residents with significant challenges, including lack of income (if you're doing it right, you're not requiring income); and
- achieves the best and highest use of this one-time funding opportunity, as it will be leveraged with public and private investments for the creation of up to 66 new units of PSH

At Good Shepherd Center we've seen firsthand both the long-term successes of PSH as a housing solution and the significant improvements it creates in residents' health, overall well-being, and use of public services. Just since February we have moved 3 of the gentlemen—who had been unsheltered and camping downtown—out of homelessness and back to housing. Permanent Supportive Housing played a role in our ability to make some of those transitions possible, and if we had more of those units we could end the homelessness of more of the folks who need it most. It's working elsewhere and it's working right here in Wilmington. It works and we need more of it.

We are grateful to the City of Wilmington for your ongoing dedication to the creation of housing opportunities for all of our neighbors across income levels. We support the draft plan and encourage you to adopt it. Thank you!

[Link to March 7th Public Hearing](#)

<https://www.wilmingtonnc.gov/departments/city-manager/gtv8/city-council-archive>



CITY of WILMINGTON North Carolina

ITEM R1

P.O. BOX 1810
28402

OFFICE OF THE CITY MANAGER
(910) 341-7810 | FAX (910) 341-5839
TDD (910) 341-7873

3/21/2023

City Council
City Hall
Wilmington, North Carolina 28401

Dear Mayor and Councilmembers:

Attached for your consideration is a resolution adopting the March 2023 City of Wilmington HOME-ARP allocation plan. The City of Wilmington was allocated \$2,513,506 in American Rescue Plan ("ARP") funds, to be administered through the U.S. Department of Housing and Urban Development ("HUD"). These funds are intended to address homelessness assistance and supportive services.

The HOME program specifically identifies eligible activities and qualifying populations to benefit from the ARP funds, which may be used as part of the HOME-ARP program to perform four activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: 1) development and support for affordable housing; 2) tenant based rental assistance; 3) provision of supportive services; and 4) acquisition and development of non-congregant shelter units. The City's HOME-ARP allocation plan includes recommendations for the allocation of funds to these eligible activities, in accordance with the HOME requirements.

In addition to the requirements above, the HOME-ARP allocation plan submitted by the City of Wilmington must also include consultation with homeless service and shelter providers, as well as public input, needs assessment, and collaboration. The City's draft HOME-ARP allocation plan was prepared and has been made available to the public from February 13 through March 14, 2023. A public hearing was held at the March 7, 2023, Wilmington City Council meeting, and all comments received during the process have been documented and incorporated into the final allocation plan, which is being submitted to City Council for adoption. The plan is due to HUD no later than March 30, 2023.

Passage of the attached Resolution is recommended.

Respectfully submitted,

Anthony N. Caudle,
City Manager

Resolution



City Council
City of Wilmington
North Carolina

Introduced By: Anthony N. Caudle, City Manager

Date: 3/21/2023

Resolution Adopting the March 2023 City of Wilmington HOME-ARP Allocation Plan

LEGISLATIVE INTENT/PURPOSE:

WHEREAS, the American Rescue Plan (“ARP”) appropriated \$5 billion to help communities provide housing, shelter, and services for people experiencing homelessness, and other qualifying populations; and

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) is responsible for administering the ARP funds through the HOME Investment Partnerships Program - American Rescue Plan (“HOME-ARP”) program; and

WHEREAS, as an entitlement city under HUD, the City of Wilmington was allocated \$2,513,506 under the HOME-ARP program; and

WHEREAS, the HOME-ARP program requirements direct jurisdictions to prepare a HOME-ARP allocation plan for the use of the HOME-ARP funds; and

WHEREAS, the City of Wilmington’s draft HOME-ARP allocation plan was published for a public comment period on February 13, 2023 - March 14, 2023, with a public hearing held at the March 7, 2023, Wilmington City Council meeting; and

WHEREAS, the City of Wilmington’s allocation plan includes consultation with homeless service and shelter providers, as well as public input, needs assessment, and collaboration, and all comments received are documented in the final allocation plan, which is attached to this resolution, and which is due to HUD no later than March 30, 2023.

THEREFORE, BE IT RESOLVED:

THAT, the Wilmington City Council hereby adopts the March 2023 HOME-ARP Allocation Plan, and authorizes its submission to HUD no later than March 30, 2023.

Adopted at a _____ meeting
on _____ 2023

Bill Saffo, Mayor

ATTEST:

APPROVED AS TO FORM:

Penelope Spicer-Sidbury, City Clerk

City Attorney

Participating Jurisdiction: City of Wilmington, NC

Date: March 21, 2023

Final

HOME-ARP Allocation Plan

Presented to City Council for Approval

March 21, 2023

Prepared by:

Suzanne E. Rogers, Community Development and Housing Planner

P.O. Box 1810

305 Chestnut Street

Wilmington, NC 28401

910.341.5809

Suzanne.rogers@wilmingtonnc.gov

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Introduction

As a part of the American Rescue Plan Act of 2021 (“ARP”), the Department of Housing and Urban Development (“HUD”) allocated \$4.925 billion in supplemental ARP funds through the HOME Investment Partnership Program (“HOME”) to support communities throughout the country to address homelessness. This newly created funding source is called the HOME-ARP program. Eligible recipients included the 651 states and local participating jurisdictions (“PJs”) that qualified for an annual HOME Program Allocation in FY 2021.

The City of Wilmington (“the City”) was awarded \$2,513,506 in HOME-ARP funds to assist the following populations:

- Homeless
- At-risk of homelessness
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, human trafficking.
- Other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those at greater risk of homelessness.
- Veterans and families that include a veteran that meets one of the preceding criteria.

HOME-ARP funds can be used towards funding the following eligible activities to reduce homelessness and increase housing stability across the country:

- Production or Preservation of Affordable Housing.
- Tenant-Based Rental Assistance (TBRA).
- Supportive Services, including services defined at 24 CFR 578.53(e), homeless prevention services, and housing counseling.
- Purchase and Development of Non-Congregate Shelter.

All PJs eligible to receive HOME-ARP funding are required to submit a HOME-ARP Allocation Plan to HUD for review. The HOME-ARP Allocation Plan provides a description of how the PJ intends to utilize its funding on proposed activities, and how it will address the needs of qualifying populations. In accordance with [Section V](#) of the Final Home-ARP Implementation Notice, PJs must:

- Consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems.
- Provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan.

To complete a HOME-ARP Allocation Plan, a PJ must also:

- Conduct a needs assessment and gap analysis.
- Describe proposed HOME-ARP activities.
- Describe the PJs production housing goals.
- Identify whether the PJ intends to give preferences to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Identify if the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds and state its HOME-ARP refinancing guidelines (if applicable).
- Implement a public comment period of at least 15 calendar days.
- Hold at least one public hearing during the development of the HOME-ARP Allocation Plan and before submission.

Upon the culmination of the City's consultation and public participation processes, along with the completion of its needs assessment and gap analysis, the City has prepared the following HOME-ARP Allocation Plan for review, consideration, and acceptance by HUD.

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, 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, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summary of the consultation process:

The City of Wilmington routinely reaches out to the residents for input on community development needs and priorities as part of the Five-year Consolidated Planning process and Annual Action Plan. The HOME ARPA Planning Process builds on the City staff members on-going participation in various citizen-based and stakeholder groups that meet monthly. The HOME ARPA planning process included the following:

- Conducting an analysis of existing conditions by completing a needs assessment and gap analysis.
- Conducting community engagement and consultation among agencies, service providers, and the public.
- Assessing housing needs and priorities given current market conditions and projected growth trends for qualifying populations.
- Prioritizing identified needs for qualifying populations.
- Identifying and describing proposed eligible HOME-ARP activities to be completed by the City.
- Preparing the City's HOME-ARP Allocation Plan.

City Community Development staff solicited direct input from providers representing homeless shelter and services, domestic violence and human trafficking service providers, veterans' services, disability service providers, mental health providers and others. Initial engagement began with City Staff presentations and question and answer sessions at the following meetings:

- City of Wilmington/New Hanover County Workforce Housing Advisory Committee (WHAC) - January 5, 2022, 3:00pm -5:00pm
- City of Wilmington/New Hanover County Community Relations Advisory Committee (CRAC)– January 25, 2022, 6:00pm-8:00pm
- Cape Fear Homeless Continuum of Care (CFHCoC) – March 1, 2022, 9:00am-11:00am

These are standing meeting of stakeholders, providers, concerned citizens and others. The WHAC is a joint City and County committee of volunteers appointed by the Wilmington City Council and New Hanover County Commission. The WHAC advises elected officials and City leaders on policy and program recommendations to address equitable access to and increase supply of affordable housing. Likewise, the CRAC is a joint committee of appointed volunteers who advise and recommend policy and program actions to City Council and County Commission to address discrimination and equity including Fair Housing. The CFHCoC is the Continuum of Care serving Wilmington and the surrounding area, members include homeless shelter and service providers, social services, mental health, government representatives and others. The combined attendance at these three meetings was 69, representing 34 agencies, businesses, churches, and local governments.

Participants at the meetings were provided an overview of the HOME ARPA requirements, including descriptions of the qualifying populations. An open-ended discussion followed with dialogue around the existing programs and the unmet needs, especially the lack of housing. The group meetings were followed up with scheduled one-on-one stakeholder interviews to gather more information and continue the dialogue. A summary of the discussions and input from the presentations and the stakeholder interviews follows.

Summary of Stakeholder Consultation Input and Recommendations:

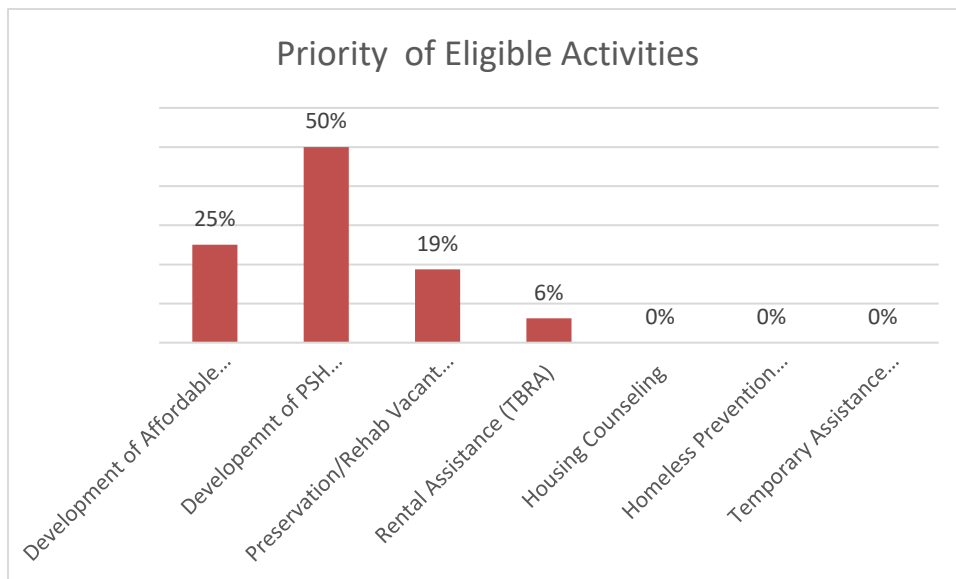
Among the stakeholders consulted all the qualifying populations were served in some capacity. Organizations providing services to unsheltered homeless only, along with those providing emergency shelter, rehousing, meals, and food, as well as other services for homeless were consulted. Services for unsheltered persons include coordinating volunteers to provide for meals, hygiene, and connection to services via direct street outreach or access at public facilities such as the downtown public library and Help Hub. Service providers often provided education and awareness training to area institutions such as churches, civic groups, schools, university, and others about homelessness in an effort to facilitate relationship and support. Street outreach focused on persons experiencing homelessness with severe and persistent mental health and/or substance use disorders, along with street outreach connected to day shelters, emergency shelters and services. Other providers target victims of domestic abuse and human trafficking with connections to emergency shelter, transitional housing, case management and homeless prevention services. Not all the organizations consulted participate in the Cape Fear Homeless Continuum of Care.

When asked to identify unmet needs and gaps in existing services stakeholders provided the following:

- Security deposits, especially for recipients of Housing Choice Vouchers, but also for others.
- Mental health and case management services for persons at-risk of homelessness as well as those experiencing homelessness, including unsheltered homeless.
- Easy access to basic resources – food, water, hygiene, bus passes, etc.
- Easily accessed nightly emergency shelter with security and no barriers to entry such as identification, sobriety, metal detectors, pets, possession of illegal substances, etc.
- More emergency shelter beds.
- Day shelter in downtown area.
- Substance abuse treatment.
- Emergency shelter specifically for families, LGBTQ+, elderly, and disabled.

- More street outreach.
- Wet Shelter.
- Permanent Supportive Housing.

During the stakeholder interviews participants were asked to prioritize eligible activities with number one representing the top priority or most important use of HOME ARPA and three being the third choice. Below is a bar chart showing the prioritization.



Development of Permanent Supportive Housing for chronically homeless persons was identified as the highest priority. Stakeholder interviews included eleven organizations providing emergency shelter, transitional housing, and permanent supportive housing and services. Additionally, four persons experiencing homelessness, including chronically homeless were interviewed.

When asked about barriers to achieving the identified priorities of permanent supportive housing, development of affordable housing, and preservation and rehabilitation of existing vacant housing stock for use as affordable housing stakeholders identified the following:

- Limited available land.
- Cost of land.
- Lack of focus on long-term solutions, instead implement “band-aid” temporary assistance.
- Gentrification and displacement.
- Funding dedicated to Permanent Supportive Housing.
- Funding for mental health and other services.
- Housing for chronically homeless persons involved with caseworkers.

Stakeholders were asked what local government can do to assist organizations serving homeless. Below is a summary of the comments received:

- Provide developable land.
- Provide gap financing to support the development of affordable housing.
- Support and facilitate the conversion of commercial property to residential affordable housing.
- Provide land that is zoned for temporary non-congregate low-barrier emergency shelter.
- Understand that housing is healthcare.
- Consider that people are moving away from Wilmington because can't find affordable housing.
- Talk to and listen to homeless shelter and service providers.
- Have services available for homeless camps.
- Look at root causes instead of reacting to crisis.
- Learn more about poverty, who's impacted and what the experience is like.
- Use data and understand the data when making decisions.

Organizations consulted and summary of feedback

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Wilmington Housing Authority	Public Housing Authority	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Pender County	Local Government	CF Homeless CoC Mtg Survey	No Questions or Comments
Cape Fear Homeless CoC Mtg	Area CoC	CF Homeless CoC Mtg. Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Physicians Alliance Mental Health	Mental Health Provider	CF Homeless CoC Mtg. Survey	Unmet needs. More funding for Mental Health
Brunswick County	Local Government	CF Homeless CoC Mtg Survey	No Questions or Comments
Good Shepherd Center	Nonprofit	CF Homeless CoC Mtg. Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Share the Table	Nonprofit	CF Homeless CoC Mtg Survey	No Questions or Comments
Family Promise	Nonprofit	CF Homeless CoC Mtg Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
New Hanover County Veterans	Nonprofit	CF Homeless CoC Mtg Survey	No Questions or Comments
Cape Fear Disability Resource Center	Nonprofit	CF Homeless CoC Mtg Survey	Need for Permanent Supportive Housing for Disabled
Brunswick Family	Nonprofit	CF Homeless CoC Mtg Survey	No Questions or Comments
New Hanover County Schools – McKinney Vento	School System	CF Homeless CoC Mtg. Survey	Need for affordable housing
A Safe Place	Nonprofit	CF Homeless CoC Mtg Stakeholder Interview	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations

		Survey	
Trillium NC	Managed Care Organization	CF Homeless CoC Mtg Survey.	No Questions or Comments
New Hanover County – Social Services	Local Government DHHS	CF Homeless CoC Mtg. Survey	No Questions or Comments
Independent Living	Nonprofit	CF Homeless CoC Mtg. Survey	No Questions or Comments
Salvation Army	Nonprofit/ Church	CF Homeless CoC Mtg Survey	No Questions or Comments
Brunswick Senior Resources Center	Local Govt.	CF Homeless CoC Mtg. Survey	No Questions or Comments
One Christian Network	Nonprofit	CF Homeless CoC Mtg. Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Domestic Violence Services & Shelter	Nonprofit	CF Homeless CoC Mtg. Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Safe Haven of Pender Co.	Nonprofit	CF Homeless CoC Mtg Survey	No Questions or Comments
Coastal Horizons	Nonprofit	CF Homeless CoC Mtg. Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Step Up Wilmington	Nonprofit	CF Homeless CoC Mtg Survey	No Questions or Comments
Wilmington Now	Nonprofit	CF Homeless CoC Mtg Survey	No Questions or Comments
First Fruit Ministries	Nonprofit	CF Homeless CoC Mtg. Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Food Bank CENC	Nonprofit	CF Homeless CoC Mtg. Survey	No Questions or Comments
New Hanover Regional Medical Ctr Foundation	Nonprofit	Community Relations Advisory Committee Survey	No Questions or Comments
New Hanover County Court	Judiciary	Community Relations Advisory Committee Survey	No Questions or Comments

Mental Health Practitioner	Medical	Community Relations Advisory Committee Survey	No Questions or Comments
Cape Fear REALTORS	Trade Assoc Nonprofit	Workforce Housing Advisory Committee Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Cape Fear Community Land Trust	Nonprofit	Workforce Housing Advisory Committee Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Cape Fear Apartment Association	Trade Assoc. Nonprofit	Workforce Housing Advisory Committee Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
WARM	Nonprofit	Workforce Housing Advisory Committee Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Eden Village	Nonprofit	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Vigilant Hope	Nonprofit	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
New Hanover County Social Work Downtown Library	Local Government	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Wilmington Downtown Initiative	Nonprofit	Stakeholder Interview Survey	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Homeless Man 1	Individual	Stakeholder Interview	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Homeless Man 2	Individual	Stakeholder Interview	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Homeless Man 3	Individual	Stakeholder Interview	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations
Homeless Man 4	Individual	Stakeholder Interview	Priority for Use of HOME ARPA, Unmet needs, Barriers, Recommendations

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan. Before submission of the plan, PJs 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 PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP Allocation Plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive.
- The range of activities the PJ may undertake.

Summary of the public participation process:

The City recognizes the importance of collecting input and feedback from citizens residing within the community when designing programming that will ultimately impact residents. As such, the City conducted extensive outreach and engagement efforts to ensure broad public participation in the development and review of the HOME-ARP Allocation Plan.

To initiate its public participation process, the City created a 5-question (plus demographics) Citizen Participation Survey designed to collect feedback from the perspective of residents within the community regarding key populations in need, unmet needs within the community, and to identify priority areas for new services and programs to reduce homelessness and increase the availability of affordable housing.

Public comment period and public hearing:

The draft HOME-ARP Allocation Plan was made available for public comment February 21, 2023, through Tuesday, March 7, 2023. The City made the draft HOME-ARP Allocation Plan available to the public via the City’s website and distributed the document among the CoC and its respective member agencies.

The City’s public hearing for the draft HOME-ARP Allocation Plan will be held during an evening City Council session on Tuesday, March 7, 2023. The selection of this specific date and time was driven by the City’s intended goal of maximizing the time members of the public had to review the draft HOME-ARP Allocation Plan. The public hearing was also made accessible via live stream and on the City’s broadcasted television channel.

To promote the City’s public comment period and public hearing, the City published notices across the following platforms:

- The Star News (newspaper)
- The City’s website and social media platforms
- The City’s email distribution list to local media outlets, print, web, radio
- Notification through [Cape Fear Homeless Continuum of Care](#) (lead agency for the local Continuum of Care)

Public comment period start & end date:

2/21/2023 – 3/7/2023

Public hearing date:

3/7/2023

Summary of efforts to broaden public participation:

- Article on City’s website news feed <https://www.wilmingtonnc.gov/>
- Interview with WHQR local public radio station [WHQR Interview 4.10.2021](#)
- Posts on the City’s social media platforms
- Email distribution to those that previously subscribed to the City’s website via
- Notification through [Cape Fear Homeless Continuum of Care](#) (lead agency for the local Continuum of Care)
- Notification through Cape Fear Housing Coalition
- Notification through [City of Wilmington/New Hanover County Workforce Housing Advisory Committee](#)

Summary of comments and recommendations received through public participation process:

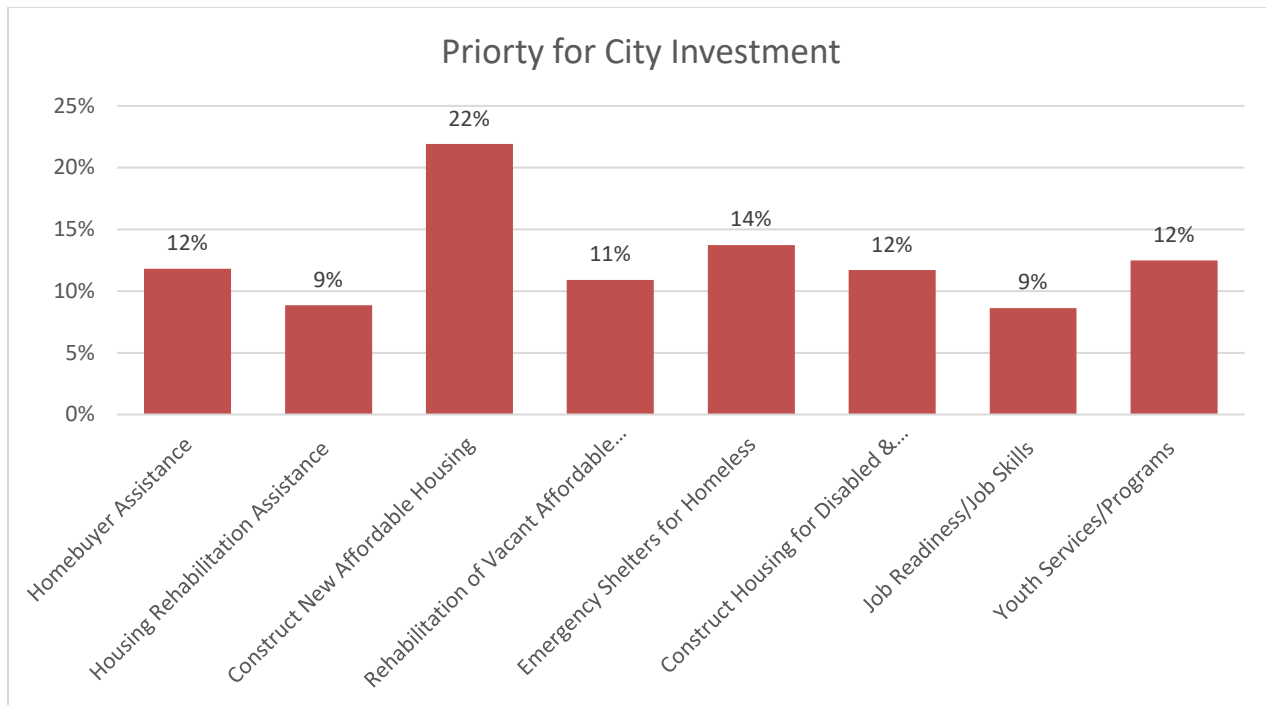
The HOME ARPA Plan was incorporated into the public outreach for the Five-Year Consolidated Plan via a City-wide survey. The survey was available during the period March 29, 2022 – April 15, 2022, on the City website. Notice of the survey was provided via the City website, press release to local media, distribution to social media and the Cape Fear Homeless CoC and Cape Fear Housing Coalition email lists. Three hundred fifty-five persons participated in the survey, 64% identified as concerned private citizens, 14% as community advocates, 13% as non-profit/social service providers, 3% as religious/public or government staff, and 5% as business/employer. Respondents identified as 74% female and 25% male, the majority were White 83%, with 11% Black or African American, 1.12% as American Indian or Alaskan Native and 4% as multiple races. A majority 72% of respondents reported income in the range of \$25,000-\$99,999.

Public comments were received via email and comments made in person at the March 7, 2023, City Council Meeting. Below is a summary of comments received. The emails and link to the public hearing is included in the appendix.

Ten public comments were received in writing in addition to the three members of the public who spoke at the public hearing. In summary, the public comments recommended the use of funds for Permanent Supportive Housing, transportation services near affordable housing including emergency shelter, only using the HOME -ARP funds to support projects and providers who participate in the Continuum of Care HMIS and Coordinated Entry, and support for housing first and providing housing for persons age 55+.

Comments expressed support for the prioritization of HOME-ARP funds for Permanent Supportive Housing recognizing the success of existing local PSH projects as well as, the recognized Best Practice of Housing First.

Comments commended the City of Wilmington for ongoing commitment to ending homelessness for those most vulnerable as well as housing initiatives for households with incomes from 0%-80% AMI.



The data collected from the Citizen Participation Survey indicates that the feedback from the public is in support of constructing new affordable housing units as well as providing emergency shelter.

Acceptance of public comments or recommendations:

All public comments and recommendations are accepted in the proposed allocation of funds and the requirement that projects and services funded with HOME -ARP funds participate in the Cape Fear Homeless Continuum of Care Homeless Management Information System and Coordinated Entry process.

City of Wilmington Demographic Profile

Wilmington is one of the fastest growing cities in North Carolina. Wilmington is the urban hub of southeastern North Carolina. Located in the Cape Fear region Wilmington has seen a 38% increase in population over the period 2000-2020. The City's historic downtown, proximity to area beaches, mild climate, abundance of rich and diverse cultural, entertainment, recreation, and culinary options attract retirees and others to the City. Additionally, Wilmington is home to the University of North Carolina Wilmington and Cape Fear Community College. Wilmington supports a thriving film industry, pharmaceutical research facilities as well as headquarters to innovative financial and intellectual technology ventures.

The U.S. Census QuickFacts July 1, 2021, estimates for Wilmington population is 117,643 of which persons whose race is White alone constitutes 89,409 persons or 76% of the population as a whole. Black alone is estimated at 20,823 or 17.7% and Asian alone is estimated at 1,412 or 1.2%. Persons reported as

two or more races were estimated at 3,176 or 2.7% and persons of Hispanic/Latino ethnicity are estimated at 7,764 or 6.6% of the population.

According to the U.S. Census estimates, Wilmington's population of persons over 18 years of age is estimated at 97,526. Of this estimate, 20,118 or 17.2% are age 65 or above. Of the total population 53.6% are female. According to Bowen National Research population growth for the city is estimated at 7.5% in the period 2020 to 2025, outpacing state growth projections of 5.7%. A closer look at the population characteristics by age, provided by Bowen National Research, indicates that most of the increase in population will occur in the cohort of persons aged 65 and over, and there is notable growth in population among the age group 35 to 54. [2021 Bowen Housing Needs Assessment NHC/Wilmington](#)

Educational attainment for persons ages 25 years or older as reported by the U.S. Census Quick Facts July 2021, indicates that 44% of the population have a bachelor's degree or higher. U.S. Department of Labor, Bureau of Labor Statistics (BLS) 2021 data reports that food preparation and serving related occupations, sales and related occupations, and office and administrative support occupations are the major occupations followed by healthcare practitioners and technical occupations. The largest employer in Wilmington/New Hanover County is Novant Healthcare with over 7,000 employees, combined public education institutions NHC Schools, UNCW, and CFCC employee 5,500 persons.

Analysis of the BLS data by Bowen National Research shows that most blue-collar/service sector job salaries range from \$22,570 to \$47,940 annually in the Wilmington MSA. White-collar, professional positions, management type jobs have an average salary of \$82,880. According to Bowen most occupational types within the Wilmington MSA have a slightly lower typical wage than the state of North Carolina's typical wages, the majority of wages appear to be under \$50,000. That said, Bowen's analysis also reports that year-over-year job growth have increased by 24.2% or 23,533 jobs over a ten-year period 2010-2019. This is faster growth than the statewide rate of 18.7%.

In terms of the age of the housing stock in Wilmington, 25,409 (42%) units were built before 1979. Another 13,882 housing units in the city were built after 2000, representing 23% of the City's housing stock.

The ACS 2020 5-year estimate calculates 29,035 or 51% of all housing units are single detached. A total of 5,585 or 5% of units are attached. A total of 10,820 or 19% of dwellings have 5-19 units and 4,955 or 9% of dwellings have 20 or more units. A total of 1,564 dwellings are mobile home units, 3% of all dwelling types.

Data from the Cape Fear Realtors Association presents a picture of Wilmington's housing market. The New Hanover County Market Report 2022 year to date indicates the median purchase price for a single-family home in Wilmington is \$415,000. This is a 20% increase over 2021, other indicators of demand and limited inventory include a 22% decrease in days on market and a 15% decrease in new listings year-over-year.

A 2022 Housing Needs Assessment for Wilmington and New Hanover County prepared by Bowen National Research reports that an affordable price for a house for households with an income at or below \$63,000 is approximately \$200,000. Households with incomes at around \$95,000 can afford about \$296,000 generally. Similarly rents for those earning \$47,000 or less are affordable at no more than \$1,175. Further, the report states that 52% of renters in Wilmington are cost burdened.

Over the period 2020-2030 the Bowen report estimates a gap in rental units for household incomes at or below 80% Area Median Income (AMI) at 4,163 or 416 units per year. For households with incomes from 81%-121% AMI the gap is 1,184. A similar analysis on for-sale units shows a gap of 2,416 for household incomes at or below 80% AMI, and 3,572 for household incomes at 81%-121% AMI. The demand for rental housing for lower income households is great than the production available.

The median rent for Wilmington according to the ACS 2020 5-year estimate was \$1,008. According to Zumper.com the average rent for a one-bedroom apartment in May 2022 was \$1,200, a 9% annual increase. The HUD High HOME rent for a one-bedroom unit is \$988.

The Department of Housing and Urban Development establishes affordable rents for units assisted with federal housing funds. For metropolitan Wilmington, the fiscal year 2022 Fair Market Rent is \$814 for an efficiency unit; \$988 for a one-bedroom unit; \$1,164 for a two-bedroom unit; \$1,407 for a three-bedroom unit; \$1,550 for a four-bedroom unit; \$1,691 for a five- bedroom unit; and \$1,833 for a six-bedroom unit.

Households with incomes not exceeding 80% of the median income for the area are the most vulnerable of all households to experience difficulty in sustaining their housing. For the Wilmington metropolitan statistical area, 80% of the median income is \$68,150 as calculated for a family of four persons. Finally, the July 2021 U.S. Census QuickFacts reports 19.2% of population or 22,587 persons are in poverty in Wilmington.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

Homeless Needs Inventory and Gap Analysis Table I

	Homeless Needs											
	Current Inventory 2021				Homeless Population (1/26/2022)				Gap Analysis			
	Family		Adults Only	Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV/ Trafficking	Family		Adults Only	
	# Beds	# Units	# Beds	#Beds					# Beds	# Units	# Beds	# Units
Emergency Shelter	68	47	105									
Transitional Housing	29	16	20	16								
Safe Haven	10	7	10									
Permanent Supportive Housing	33	17	71	92								
Other Permanent Housing (RRH)	38	11	22									
Sheltered Homeless					50	147	10	50				
Unsheltered Homeless					27	122	9	4				
Current Gap									-41		17	
Data Sources:												
Current Inventory - HUD 2021 CoC Homeless Assistance Programs, Housing Inventory Count Report												
Homeless Population - HUD 2022 NC-506 Wilmington/Brunswick, New Hanover, Pender Counties Point In Time 1/26/2022												
Gap Analysis for Family Beds- There are 68 emergency shelter beds for families and 27 unsheltered families = 41 beds available												
Gap Analysis for Adult Beds - There are 105 emergency shelter beds for adults and 122 unsheltered adults = 17 bed gap												

Homeless Needs Inventory and Gap Analysis Table II

Homeless Needs			
	Current Inventory January 2023	# Unique Individuals Experiencing or At-Risk Homelessness Served by Coordinated Entry System 1/1/2022 -12/31/2022	Gap Analysis
	# Beds Available	# Receiving Services/Shelter	
Unique Individuals Assessed through Lead Agency		1605	1211 scored 5 or higher
Unique Individuals Enrolled in CoC Programs		1855	
Emergency Shelter	118	559	
Transitional Housing	23	69	
Domestic Violence	21		
Permanent Supportive Housing	81	92	
Other Permanent Housing (RRH) Sheltered Homeless	187	216	

Gap Analysis 1605 Unique Individuals Assess 1,211 received a score of 5 or more, meaning unlikely to self-resolve homelessness and are on waiting list for services including shelter

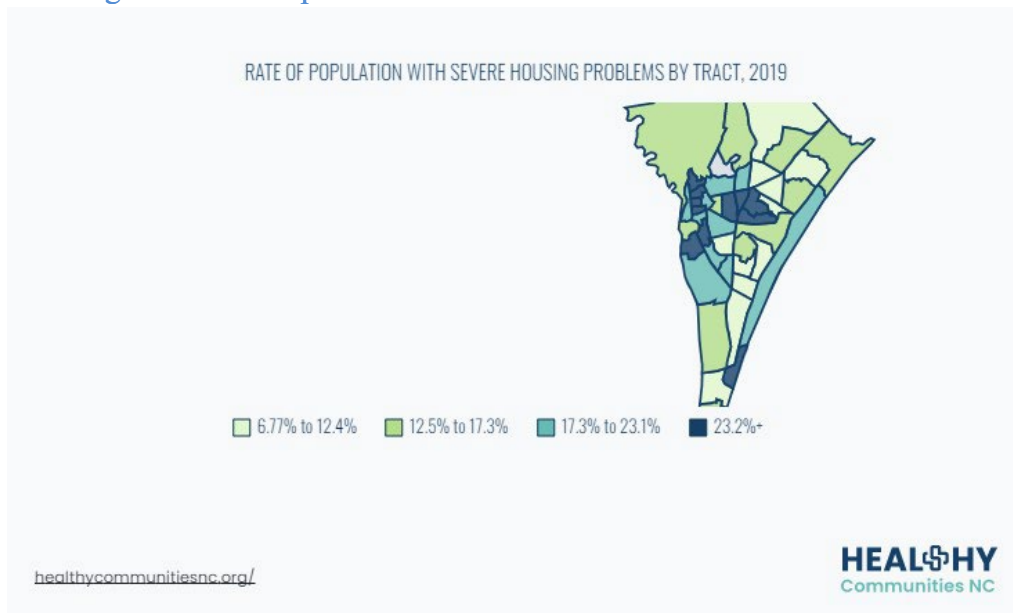
Gap Analysis for Unique Individuals Enrolled via CES not receiving shelter/housing 1,211 UI Enrolled + 325 Unsheltered Homeless enrolled via Street Outreach = 1,536 gap unique individuals unsheltered and/or on waiting list for services including shelter.

Housing Needs Inventory and Gap Analysis Table III

Housing Needs			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	29,067		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,164		
Rental Units Affordable to HH at 50% AMI (Other Populations)	10,683		
0%-30% AMI Renter HH w/1 or more severe housing problems (At-Risk of Homelessness)		6,740	
30%-50% AMI Renter HH w/1 or more severe housing problems (Other Populations)		4,635	
Current Gaps			3,576

Data Sources: U.S. Census ACS 2020; HUD CHAS 2015-2019

Severe Housing Problems Map 1



Rental Housing Gap Estimates Table IV

Wilmington, NC Rental Housing Gap Estimates by Affordability Level 2020-2030						
Percent of AMHI	30%	31%-50%	51%-60%	61%-80%	81%-120%	121%+
Household Income	≤ \$23,500	\$23,501-\$39,000	\$39,001-\$47,000	\$47,001-\$63,000	\$63,001-\$94,000	\$94,001+
Rent Range	≤ \$575	\$576-\$975	\$976-\$1,174	\$1,175-\$1,575	\$1,576-\$2,349	\$2,350+
Household Growth	72	620	324	482	1,000	974
Balanced Market	491	260	26	-78	-80	-70
Replacement Units	260	140	50	73	80	70
External Support	698	422	360	539	635	512
Step-Down Support	82	-37	33	21	-10	-82
Pipeline Units	0	-22	-15	-638	-1,007	-838
Housing Gap (Units)	1,603	1,383	778	399	618	566

Data Source: 2022 Housing Needs Assessment New Hanover County & City of Wilmington, Bowen National Research [2021 Bowen Housing Needs Assessment NHC/Wilmington](#)

Homeless as defined in 24 CFR 91.5

According to the 2022 Point-In-Time (PIT) Count conducted on January 26, 2022, by The Cape Fear Homeless CoC, the lead CoC agency for Wilmington and the surrounding area, there were a total of 150 persons that experienced homelessness on any given night. Of this total, 122 adults were unaccompanied by children, 27 were families that included 13 children, and 12 were children under the age of 18. There was one that identified as living alone in child-only household.

A total of 71 homeless families (adults with children) were unsheltered with 29 residing in emergency housing and 15 residing in transitional housing. Of homeless persons without a minor within their household, 269 were unsheltered with 104 residing in emergency housing and 43 residing in transitional housing.

The total number of males experiencing homelessness in Wilmington/Cape Fear CoC area was higher than the number of females experiencing homelessness by 26. A total of 150 females were homeless with 77 residing in an emergency shelter, 32 residing within a transitional housing, and 41 being unsheltered. Whereas of the 176 males counted as experiencing homelessness, a total of 61 resided in emergency housing, 27 resided in transitional housing, and 88 were unsheltered. Additionally, there were 20 persons experiencing homelessness that identified as questioning gender all were unsheltered.

At 104 Black/African American/African persons counted in this category, the PIT Count highlighted a significantly disproportionate number, 30%, of Black persons experiencing homelessness compared to the overall percentage in the total population of Wilmington at 18%. Of this total, 35 were unsheltered, 48 reside in emergency housing, and 21 reside in transitional housing. Persons reporting as White had the highest total of persons experiencing homelessness totaling 197 persons of whom 83 being unsheltered, 81 residing in emergency housing, and 33 residing in transitional housing. Persons reporting multiple races had the third highest total of persons experiencing homelessness totaling 46 persons of whom 32 were unsheltered, 9 reside in emergency housing, and 5 reside in transitional housing.

Of all homeless persons, 20 were of Hispanic/Latin(a)(o)(x) ethnicity with 7 being unsheltered, 10 residing in emergency housing, and 3 residing in transitional housing.

Of person experiencing homelessness, 92 were chronically homeless. Chronically homeless is defined as people who have been homeless for at least a year or repeatedly while experiencing a disabling condition including physical disability, serious mental illness and/or substance use disorder making it difficult to find and maintain housing. Of the chronically homeless in Wilmington, 73 or 79% were unsheltered.

Consultation with the Cape Fear Homeless Continuum of Care (CFHCoC) and an analysis of HMIS data provided by the CFHCoC for New Hanover County for the period January 1, 2022, until December 31, 2022, shows the actual number of unique individuals served through the Coordinated Entry System and the agencies participating in the system. This compared to the PIT count data shows the level of service and number of individuals engaging with homeless services and shelter over a twelve-month period. This provides a more complete count of the homeless population than the single-night Point-In-Time count.

The analysis of the unique individuals accessing the Coordinated Entry System (CES) shows that 1,605 individuals were assessed to determine need and vulnerability, of these 1,211 were assessed as in need of service. In addition, 1,855 unique individuals were enrolled in services including shelter and housing in 2022 calendar year. Of these, 559 were enrolled in emergency shelter, 69 to transitional housing, 216 were exited to permanent housing without CFCoC subsidy, and 92 were enrolled in Permanent Supportive Housing. Individuals engaging with street outreach were counted in the Homeless Management Information System and CES while not being enrolled in shelter or housing, this accounts for 325 individuals. A housing inventory count as of January 2023 reports as total of 430 beds/units designated as follows: 118 emergency shelter beds, 23 transitional housing beds, 21 domestic violence beds, 187 rapid rehousing beds/units, and 81 permanent supportive beds/units. These beds were 95% occupied at the time of the inventory count. Based on the data provided 1,536 unique individuals are not accessing CoC participating shelter/housing. While these persons may have self-resolved their homelessness, refused assistance, or received other services outside of the CoC homeless system, it is reasonable to assume that some portion of these individuals have unmet needs. At least 325 of the 1,536 individuals are accessing services through street outreach but remain unsheltered. This represents a gap of 1,536 unique individuals in need of emergency shelter and permanent housing.

At Risk of Homelessness as defined in 24 CFR 91.5

Households with annual income of less than 30% of the area median income are considered at risk of homelessness. According to the Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD, based upon American Community Survey data from 2015-2019, it is estimated that 11,400 households had incomes below 30% of the area median income. Additional criteria exist, which would result in a household being defined as at risk of homelessness that are determined at the time of request for shelter or housing. Therefore, the actual number of persons at risk of homelessness may be lower than 11,400. However, the additional criteria are associated with households having such low incomes. Therefore, 11,400 serves as a conservative estimate of the number of persons at risk of homelessness.

Youth experiencing certain living conditions (ex. trauma, abuse, neglect, difficult family situations, etc.) may also become at risk of experiencing homelessness. The 2022 PIT Count identified 26 youth as being homeless.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The 2022 PIT Count data reports number of persons experiencing homelessness who were fleeing domestic violence at 54, of which 40 were in emergency shelter and ten in transitional housing.

The HUD 2021 Housing Inventory Count report for the Cape Fear Homeless CoC shows a total of 38 emergency shelter and six transitional beds available to persons fleeing, or attempting to flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Homeless as defined in 24 CFR 91.5***
- ***At Risk of Homelessness as defined in 24 CFR 91.5***
- ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***
- ***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

Households with annual incomes below 30% of the area median income paying more than 50% of monthly income towards housing costs are considered as other populations requiring housing assistance to prevent homelessness under the Final HOME-ARP Implementation Notice. Comprehensive Housing Affordability Strategy (CHAS) data made available by HUD using data from 2015-2019 gathered by the American Community Survey estimates that 6,810 households in Wilmington have annual incomes at or below 30% area median area income and are paying more than 50% of their monthly income towards housing costs. Thus, these households experience severe cost burden and are at risk of homelessness.

Information on veterans residing within the City is provided within the 2020: 5-Year Estimates Subject Table (S2101 | Veteran Status) produced by the American Community Survey.

According to the American Community Survey's 2020: 5-Year Estimates Subject Table (S2101 | Veteran Status) table, it is estimated that 7,216 veterans are living within the City. This constitutes 7% of the population 18 and older. Of this total, 5,933 or 82.2%, of veterans are male and 1,283, or 17.8%, of veterans are female. Of the estimated 7,216 veterans living within the city, 6,258 identified as White, which constitutes 86.7% of all veterans. The next largest group of veterans totaling 579, or 8%, identified as Black/African American.

Of the estimated 7,216 veterans, 4,800 or 66.6% are ages of 55 and above. Within this age range 27.2% are ages 75 years and over.

Of the total veteran population, 2.7% had experienced poverty within 12 months of the survey being completed and 31.2% were reported to have some disability.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

According to the 2021 Housing Inventory Count for NC-506 CoC there are currently nine (9) Emergency Shelter providers within the Wilmington/Cape Fear Homeless CoC. These Shelters provide 265 beds, of these 42 are designated for victims of Domestic Violence, Human Trafficking or fleeing abuse.

There are currently six (6) Transitional Shelter providers within the Wilmington/Cape Fear Homeless CoC.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

These providers make available 98 beds. Of the Transitional Housing offered 28 beds are targeted to formerly incarcerated persons, 20 are for youth, and 16 are for veterans.

There are also currently three (3) providers within the Wilmington that offer Rapid Re- housing services. Rapid Re-housing provided 95 beds, 35 of these were one-time Coronavirus funding.

The total sheltered and unsheltered population in the 2022 PIT Count totaled 347. The number of beds for these persons was 197 with 138 being emergency beds. The Cape Fear Homeless Continuum of Care members adhere to housing first and focus on rehousing guest into permanent housing. The Bowen report and CHAS data analysis of housing gaps show a large gap/need for rental housing affordable to households earning at or below 30% AMI. Additional affordable rental housing is needed. Bowen reported 2,986 rental units are needed over a ten-year period, approximately 300 annually, and the CHAS data analysis of the number of housing cost burdened revealed a need for 3,576 affordable rental units.

According to the last available 2021 Housing Inventory Count Report for NC-506, reports a total of 196 permanent supportive housing (PSH) beds/units. The 2022 PIT Count identifies 92 chronically homeless persons identified. More PSH is needed to meet the need.

Again, referencing the 2022 PIT count 54 victims of domestic violence were identified, of these 50 were in emergency shelter or transitional housing. That said, domestic violence shelter and service organizations as well as those serving victims of human trafficking report increases in numbers served over the past two years.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The Cape Fear Homeless Continuum of Care (CFHCoC) reports 1,855 unique individuals were enrolled in services including shelter and housing via the Coordinated Entry System. Of these, 559 were enrolled in emergency shelter, 69 to transitional housing, 216 were exited to permanent housing without using CDHCoC subsidy, and 92 were enrolled in Permanent Supportive Housing. Compare this level of need to the CFHCoC January 2023 beds/units inventory count of 430. For this inventory count 95% of all beds were occupied. The analysis of CES HMIS data indicates a gap of 1,536 beds/units needed for those enrolled in street outreach and those assessed with a score of 5 or higher and on the waiting list. The CES system is not all inclusive of all homeless services and shelter/housing available and does not capture all persons at risk of or experiencing homelessness. The CES lead agency hours of operation are limited leading to a gap in access. Improving participation and collaboration to include small grassroots, faith-based, nonprofit, and other homeless service providers will help with efficient use of resources.

Continued population growth and limited housing supply puts lower income households at greater risk of homelessness. According to [Zumper.com](https://www.zumper.com) , a company that compiles and analyzes real estate data,

Wilmington's rents have increased by 9% over the last year. Local media, [WHQR](#) reports that according to [apartment list.com](#) there has been a 60% increase in rents over a five year period. Rising rents exacerbate the already cost-burdened renter households in the city. The 2021 Bowen Report identifies 52% of Wilmington renters as cost burdened, with 61% of renter households having incomes below \$40,000. Renter households earning at or below 50% AMI facing increasing rents are at risk of housing instability. [2021 Bowen Housing Needs Assessment NHC/Wilmington](#)

Identify priority needs for qualifying populations:

The priority needs for qualifying population is to provide affordable housing with supportive services for unsheltered chronically homeless persons. Permanent Supportive Housing (PSH) operating under the housing first principle does not generate rental revenue sufficient for operating cost let alone development cost. PSH requires more subsidy than other types of affordable housing such as Low-Income Housing Tax Credit. Residents in PSH thrive when provided ongoing access to supportive services. This need will be addressed by investing in Permanent Supportive Housing production.

With rapid increases in rents, the production of more affordable housing units is also a priority need. This need will be addressed by continued local general funds investment in affordable housing production.

Additionally, through feedback received from stakeholder interviews, numerous responses referenced the need to preserve and rehabilitate existing vacant housing to be returned to use as affordable housing, including permanent supportive housing this need continues to receive resources from existing City programs and other investments such as [Cape Fear Collective](#) .

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The level of need and gaps in the shelter, housing inventory, and service delivery systems were determined by four primary sources. The inventory of beds and units from the PIT Count were relied upon to analyze the inventory. Additionally, the CFHCoC provided HMIS data for the year ending 12/31/2022 revealed the volume of need showing the number of unique individuals access through the Coordinated Entry System and CoC funded shelter and services. The level of need and gaps were also determined by input from stakeholders and citizens. Stakeholders were consulted during three standing meetings and with individual stakeholder interviews, including with persons experiencing homelessness, to gather their input regarding current needs across the qualifying populations and gaps within the housing inventory and service delivery systems. Additionally, citizen participation surveys were prepared and distributed to obtain input from stakeholders and residents within the city.

An additional source that was considered was the City's PY2022-2026 [City of Wilmington FY2023-2027 Consolidated Plan](#)

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

All funding awards will follow 2 CFR 200 procurement guidelines. The City will issue either Request for Proposals (RFPs), Request for Qualifications (RFQs), Notices of Funding Availability (NOFAs), or requests for Letters of Interest (LOIs) to select partner agencies. The City will encourage minority- and women-owned businesses (MBE/WBE), those leveraging Section 3 eligible workers, and Community Housing Development Organizations (CHDO) to apply. At the close of the application period, all applications will be reviewed for completeness, eligibility, and their ability to deliver the specified activity to the eligible qualifying populations listed in the City's HOME-ARP Allocation Plan. Proposals will be objectively scored by a qualified scoring committee. Awards will be approved by the appropriate authorized City official.

Describe whether the PJ will administer eligible activities directly:

If any portion of the PJs HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP Allocation Plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The City has elected to not administer eligible activities directly.

The City did not provide any funds to a subrecipient or contractor that would be responsible for the administration of its entire HOME-ARP grant.

In accordance with Section V.C.2. of the Notice (page 4), PJs 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:

Eligible Activities	Funding Amount	Percent of Grant	Statutory Limit
Acquisition & Development of Non-Congregate Shelter		0%	
Production or Preservation of Affordable Housing		0%	
Production of Permanent Supportive Affordable Housing	\$ 2,113,506.00	84%	
Tenant-Based Rental Assistance (TBRA)		0%	
Supportive Services	\$ 350,000.00	14%	
Non-Profit Operating		0%	5%
Non-Profit Capacity Building	\$ 50,000.00	2%	5%
Administrative and Planning		0%	15%
Total HOME-ARP Allocation	\$ 2,513,506.00	100%	

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provide a rationale for the plan to fund eligible activities:

The goal of emergency homeless shelter and transitional housing is to exit individuals and families to permanent housing within the shortest time possible. The prevailing principle for the CFHCoC members is Housing First, understanding that the answer to homelessness is housing. Emergency shelter is intended as a short-term intervention on the path to permanent housing. Recidivism and chronic homelessness require more community resources in emergency health care, public safety, and public services. Moreover, unaddressed chronic homelessness is detrimental to the individuals' experiencing homelessness and the community at large. The analysis of the January 2023 inventory of housing available to persons who experience homelessness and those at risk of homelessness shows the housing inventory is not sufficient to address the numbers of persons and families actually experiencing homelessness throughout the year.

A total of 150 persons were unsheltered on the night of the PIT Count. A total of 73 of the 92 persons identified as chronically homeless were unsheltered. Almost half, 49% of the unsheltered population were chronically homeless. Of the 1,605 unique individuals accessed Coordinated Entry throughout 2022, 325 were unsheltered persons engaging with street outreach and another 1,211 while assessed in need of services did not receive shelter or housing services from CoC participating members.

Currently, the City has recurring funds for the creation or renovation of affordable rental housing by providing gap financing for development. In 2022/2023 City Council designated one cent of the ad-

valorum tax for affordable housing preservation and production. Likewise, New Hanover County has designated \$3 million per year over five years to address the gap in affordable housing. The large number of lower income renter households experiencing housing cost burden will benefit from these investments. Given the focus on Housing First the priority for emergency shelters is to limit the time persons experiencing homelessness are in shelter and move them to appropriate permanent housing. Permanent Supportive Housing is lacking and requires a greater investment relative to other subsidized affordable rental housing.

In stakeholder interviews homeless service and shelter providers identified permanent supportive housing as their top priority for the use of HOME ARP funds.

HOME-ARP Production Housing Goals

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

Reviewing LIHTC projects the city has invested in recently (2023) and a Permanent Supportive Housing project completed in 2016, a reasonable assumption is \$2 million investment in permanent supportive housing will produce 66 units. This estimation is based on a leveraging ratio of \$1:\$7, for every HOME ARP dollar invested leverages \$7 in other funds based on past projects. Other assumptions include a per unit cost of \$250,000 this includes all infrastructure and common areas and reflects more recent inflation in construction labor and materials.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJs priority needs:

The need for affordable housing was the number one ranked need identified in consultation with stakeholders and citizens. The challenge facing affordable housing developers within the city of Wilmington is the lack of available land and the cost of land. That said, additional local funding has allowed the City to provide gap financing for LIHTC projects. Additionally, changes to the Land Development Cost incentivize market rate developers for including affordable housing for households at or below 80% AMI. Rental housing production goals are conservatively established at 70-150 annually. In-fill single family scattered site affordable rental units goals are 5-10 annually. That said, it is important to note that the Wilmington Housing Authority (WHA) is embarking on the redevelopment of several public housing developments under the Rental Assistance Demonstration (RAD) program, creating mixed income developments. Currently, WHA properties are not fully utilizing the allowed density for their sites. The redevelopment of WHA projects will increase density, in some cases more than double, thereby increasing the number of affordable units available within the Wilmington rental market.

Preferences

Identify whether the PJ intends to give preferences to one or more qualifying populations or a sub-population within one or more qualifying populations for any eligible activity or project:

The City has determined it will give preferences to unsheltered persons, specifically chronically homeless for eligible activities or project within its HOME-ARP Allocation Plan.

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

New investment with HOME-ARP will be used to create additional affordable units.

If a preference was identified, explain 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 PJs needs assessment and gap analysis:

The City has determined that the lack of available Permanent Supportive Housing units hinders the ability to effectively implement housing first. The analysis of unmet need shows unsheltered chronically homeless population makes up 49% of unsheltered homeless at the Point-In-Time. Review of HMIS data shows 95% occupancy of all beds including PSH with over 325 known chronically homeless persons in need of placement. Prioritizing chronically homeless and providing PSH will address the most difficult and expensive population to house and allow for existing homeless services and shelter resources to assist other qualifying populations more efficiently.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME- ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

Establish a minimum level of rehabilitation per unit or a required ratio between rental housing is the primary eligible activity.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. Consequently, the creation of refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#) is not applicable to the City's HOME-ARP Allocation Plan.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity is not applicable at this time.

Require a 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 populations for the minimum compliance period can be demonstrated.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, requiring a 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 populations for the minimum compliance period is not applicable at this time.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, stating whether the new investment is being made to maintain current affordable units and/or create additional affordable units is not applicable at this time.

Specify the required compliance period, whether it is the minimum 15 years or longer.

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, specifying a required compliance period is not applicable at this time.

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

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing. As such, stating that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG within the refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#) is not applicable at this time. Other requirements in the PJs guidelines, if applicable:

The City has elected to not use its HOME-ARP funds to refinance existing debt secured by multifamily rental housing.

Appendix A

The City of Wilmington
Announces a
**Public Comment Period on the City's
DRAFT
HOME American Rescue Plan Act Allocation Plan
Public Hearing
Tuesday, March 7th at 6:30 p.m.
at the Wilmington City Hall
Council Chambers
102 North 3rd Street, Wilmington, NC 28401**

The Public Comment Period and Public Hearing is an opportunity for the citizens of Wilmington to comment on the plan noted above. The 30-day Public Comment Period will begin on February 13, 2023 and ends March 14, 2023. For more information and to access a copy of the plan please visit www.wilmingtonnc.gov.

Please note that comments may be submitted electronically to be entered into the public record for the public hearing by navigating to the following link no later than 5:00 P.M. on Friday, March 3, 2023.

<https://www.wilmingtonnc.gov/departments/city-council/city-council-public-hearing-comment-form>

Also, citizens who would like to comment during the Public Comment Period can do so by email to penny.spicer-sidbury@wilmingtonnc.gov no later than 5:00 P.M. on Friday, March 3, 2023.

For additional information, please contact
Suzanne E. Rogers, Community Development Planner
Community Services Department
At (910) 341-7836
Or TDD # (910) 341-7873

The City of Wilmington does not discriminate on the basis of race, sex, color, national origin, religion or disability in its employment opportunities, programs or activities. All requests for appropriate auxiliary aids and services, when necessary to offer a person with a disability the opportunity to participate in or enjoy the benefits of City services, programs or activities must be made within a reasonable time prior to the activity.

Appendix B

NC 506 2022 Point In Time

Appendix C

NC 506 2021 Housing Inventory Count

Appendix D

Stake Holder Questionnaire

Appendix E

Citizen Input Survey

Appendix F

Summary of Public Comment

LOCALiQ

StarNews | The Dispatch
Times-News

PO Box 631245 Cincinnati, OH 45263-1245

PROOF OF PUBLICATION

Kimberly Beacham
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PO BOX 1810
WILMINGTON NC 28402

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER

The Wilmington Star-News, a newspaper printed and published in the city of Wilmington, and of general circulation in the County of New Hanover, State of North Carolina, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

02/13/2023

and that the fees charged are legal.
Sworn to and subscribed before on 02/13/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

The City of Wilmington
Announces a
Public Comment Period on the
City's
DRAFT
HOME American Rescue Plan
Act Allocation Plan
Public Hearing
Tuesday, March 7th at 6:30 p.m.
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Council Chambers
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HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

NC-506 Wilmington/Brunswick, New Hanover, Pender Counties CoC

Point-in Time Date: 1/26/2022

Summary by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Households without children ¹	103	43	108	254
Households with at least one adult and one child ²	7	4	7	18
Households with only children ³	5	1	1	7
Total Homeless Households	115	48	116	279

Summary of persons in each household type:

Persons in households without children¹	104	43	122	269
Persons Age 18 to 24	11	6	2	19
Persons Over Age 24	93	37	120	250
Persons in households with at least one adult and one child²	29	15	27	71
Children Under Age 18	20	11	12	43
Persons Age 18 to 24	0	0	1	1
Persons Over Age 24	9	4	14	27
Persons in households with only children³	5	1	1	7
Total Homeless Persons	138	59	150	347

Demographic summary by ethnicity:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Hispanic / Latino	10	3	7	20
Non-Hispanic / Non- Latino	128	56	143	327
Total	138	59	150	347

Demographic summary by gender:

Female	77	32	41	150
Male	61	27	88	176
Transgender	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	1	1
Questioning	0	0	20	20
Total	138	59	150	347

* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.



HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

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Demographic summary by race:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Black or African-American	48	21	35	104
White	81	33	83	197
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	9	5	32	46
Total	138	59	150	347

Summary of chronically homeless households by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Chronically Homeless households with at least one adult and one child ²	1	0	2	3

Summary of chronically homeless persons in each household type:

Chronically Homeless persons in households without children ¹	15	0	64	79
Chronically Homeless persons in households with at least one adult and one child ²	4	0	8	12
Chronically Homeless persons in households with only children ³	0	0	1	1
Total Chronically Homeless Persons	19	0	73	92

Summary of all other populations reported:

Severely Mentally Ill	6	1	7	14
Chronic Substance Abuse	2	0	6	8
Veterans	4	6	9	19
HIV/AIDS	0	1	0	1
Victims of Domestic Violence	40	10	4	54
Unaccompanied Youth	16	7	3	26
Unaccompanied Youth Under 18	5	1	1	7
Unaccompanied Youth 18-24	11	6	2	19
Parenting Youth	0	0	0	0
Parenting Youth Under 18	0	0	0	0
Parenting Youth 18-24	0	0	0	0
Children of Parenting Youth	0	0	0	0

* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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CoC Number: NC-506

CoC Name: Wilmington/Brunswick, New Hanover, Pender Counties CoC

Summary of all available beds reported by Continuum of Care:

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	70	107	151	0	258	0	0	n/a	16	29
Emergency Shelter	47	68	105	0	173	0	0	n/a	0	9
Safe Haven	7	10	10	0	20	n/a	n/a	n/a	0	0
Transitional Housing	16	29	36	0	65	n/a	n/a	n/a	16	20
Permanent Housing	28	71	185	0	256	n/a	n/a	88	92	0
Permanent Supportive Housing*	17	33	163	0	196	n/a	n/a	88	92	0
Rapid Re-Housing	11	38	22	0	60	n/a	n/a	n/a	0	0
Grand Total	98	178	336	0	514	0	0	88	108	29

Available CoC beds reported by Program Type:

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.



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Emergency Shelter

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
A Safe Place	A Safe Place ES	3	6	0	0	0	0	6	n/a	0	0
Cape Fear Mission	Rescue Mission	0	0	10	0	0	0	10	n/a	0	0
Coastal Horizons	Open House	9	9	0	0	0	0	9	n/a	0	9
Domestic Violence Shelter and Services	Shelter	22	22	14	0	0	0	36	n/a	0	0
Family Promise of the Lower Cape Fear	Emergency Shelter GRACE	8	14	0	0	0	0	14	n/a	0	0
Good Shepherd Ministries	Night Shelter	1	6	39	0	0	0	45	n/a	0	0
Hope Harbor Homes	Hope Harbor	1	4	0	0	0	0	4	n/a	0	0
Southport Island Interchurch Fellowship	Southport Island Interfaith M	1	1	9	0	0	0	10	n/a	0	0
Streetreach	Interfaith Sheltering Program	2	6	6	0	0	0	12	n/a	0	0
The Salvation Army	Emergency Shelter	0	0	27	0	0	0	27	n/a	0	0
Total		47	68	105	0	0	0	173	n/a	0	9

Safe Haven

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Safe Haven of Pender County	Safe Haven	7	10	10	n/a	n/a	n/a	20	n/a	0	n/a
Total		7	10	10	0	n/a	n/a	20	n/a	0	n/a

Transitional Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Coastal Horizons	Youth Transitional Living Pro	0	0	20	0	n/a	n/a	20	n/a	0	20
Family Promise of the Lower Cape Fear	Families Forward	14	23	0	0	n/a	n/a	23	n/a	0	0
First Fruit Ministries	Wilmington Dream Center	2	6	0	0	n/a	n/a	6	n/a	0	0
Good Shepherd Ministries	GPD - Sgt. Eugene Ashley Ce	0	0	16	0	n/a	n/a	16	n/a	16	0
Total		16	29	36	0	n/a	n/a	65	n/a	16	20

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

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Tuesday, February 8, 2022



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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Permanent Supportive Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Cape Fear Housing for Independent Living	Kathryn Leigh	0	0	9	0	n/a	n/a	9	9	0	0
Coastal Horizons	Horizons Housing	3	8	1	0	n/a	n/a	9	9	0	0
First Fruit Ministries	First Fruit Ministries PSH	0	0	2	0	n/a	n/a	2	2	0	0
Good Shepherd Center	Lakeside Reserve	0	0	40	0	n/a	n/a	40	40	0	0
Good Shepherd Ministries	Ashley Center Permanent Supportive	0	0	8	0	n/a	n/a	8	8	0	0
The ARC of North Carolina	Permanent Housing	0	0	16	0	n/a	n/a	16	0	0	0
Veterans Administration	VASH	14	25	67	0	n/a	n/a	92	0	92	0
Wilmington Housing Finance & Development	Hopewood	0	0	20	0	n/a	n/a	20	20	0	0
Total		17	33	163	0	n/a	n/a	196	88	92	0

Rapid Re-Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Family Promise of the Lower Cape Fear	HUD (NOFA) Rapid Rehousing	4	14	0	0	n/a	n/a	14	n/a	0	0
First Fruit Ministries	Wilmington Dream Center -	2	9	2	0	n/a	n/a	11	n/a	0	0
Good Shepherd Center	Rapid Rehousing ESG-Coron	5	15	20	0	n/a	n/a	35	n/a	0	0
Total		11	38	22	0	n/a	n/a	60	n/a	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

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²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

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Questionnaire/Survey to Homeless Shelter and Service Providers

On March 11, 2021, President Biden signed the American Rescue Plan (ARP) Act of 2021 into law. To address the needs of homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through the U.S. Department of Housing and Urban Development (HUD) HOME program to perform four activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: 1) Development and Support for Affordable Housing; 2) Tenant Based Rental Assistance; 3) Provision of Supportive Services; and 4) Acquisition and Development of Non-Congregant Shelter Units.

The City of Wilmington, as a HUD entitlement city, was allocated \$2.5 million to use in accordance with the HOME-ARP requirements. One such requirement is to develop a plan for the use of the funds. The formulation of this plan must include consultation with homeless service and shelter providers, as well as public input, needs assessment and collaboration. To that end, I'm conducting key informant interviews to capture input from homeless service and shelter providers and others.

Organization Information

Name of Organization:

Address:

Contact Person:

Phone:

Email:

Location of office:

If applicable, location of services:

If applicable, location of shelters/facilities

Qualifying Populations

What populations do your programs serve:

___ Sheltered Homeless (in emergency shelter)

___ Unsheltered Homeless

___ Persons/families currently housed at risk of homelessness (income \leq 30% AMI & severe housing cost burden; or income \leq 50% AMI and experiencing housing instability 24 CFR 91.5)

___ Persons/families requiring services or housing assistance (i.e. rental assistance, utility assistance, etc.) to prevent homelessness.

Services Provided

Briefly describe the services provided for each of the qualifying populations checked above. Include the average number of unduplicated persons served monthly for each of the populations checked above.

Unmet Needs/Gaps in Service

What unmet needs and gaps in service do think exists within our community for persons experiencing homelessness or at risk of becoming homeless?

Of these eligible activities which one do you think is the most important to allocate resources for?

Priority	Eligible Activity
	Development of Affordable Rental Housing
	Development of Permanent Supportive Housing (housing for formerly chronically homeless persons with need for ongoing supportive services)
	Preservation and rehabilitation of existing vacant single-family homes and multi-family buildings, for affordable rental housing, including permanent supportive housing.
	Rental Assistance for tenants i.e., Tenant Based Rental Assistance (up to 24 months)
	Production of Non-Congregant Emergency Shelter
	Housing Counseling – group education and one-on-one counseling
	Homeless Prevention services including, but not limited to, childcare, job training, legal services, case management
	Temporary(3 months) Rental Assistance, Deposits, Moving Cost, aka Rapid Rehousing Assistance
	Total

What do you think are the most significant barriers to the priority you selected?

What can local government do to help organizations like yours be more effective?

Existing Resources

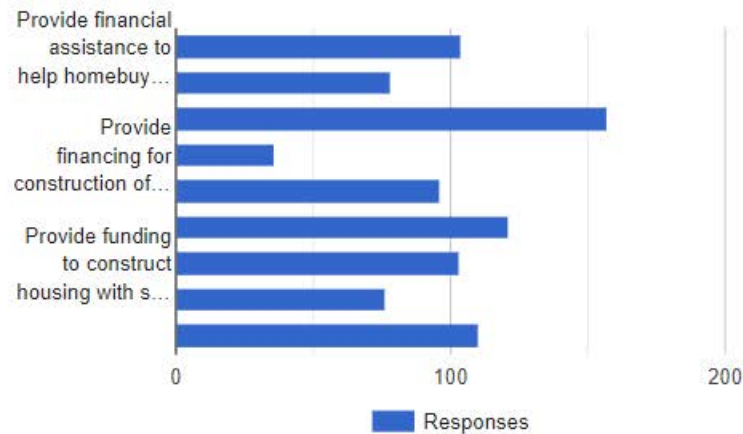
What resources are you already using in your organization to provide programs you offer?

Other Comments:

Thank you

1. Check the three most important among the following eligible types of public investment in the City of Wilmington?
Select the 3 most important items, please limit to 3.

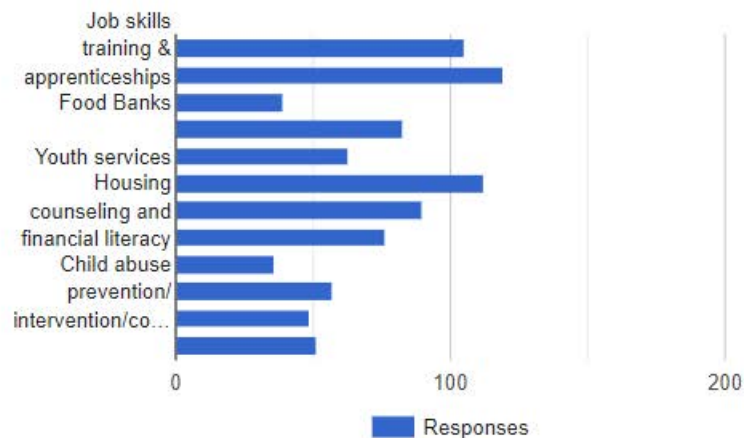
Answered: 298 Skipped: 0 Left Blank: 2



ANSWER CHOICES	RESPONSES	
Provide financial assistance to help homebuyers afford a home	11.80%	104
Provide financial assistance to help homeowners repair/rehabilitate their home	8.85%	78
Construct new housing that is affordable for working families	17.82%	157
Provide financing for construction of new rental housing	4.09%	36
Provide financing for rehabilitation of vacant housing for homeownership	10.90%	96
Provide funding to support emergency shelters for homeless persons	13.73%	121
Provide funding to construct housing with services for elderly and disabled persons	11.69%	103
Provide funding for job readiness and job skills training	8.63%	76
Provide funding for youth services including afterschool and summer programs with tutoring, arts, sports and other pro-social activities.	12.49%	110
TOTAL		881 (298 answered)

2. Check the three MOST IMPORTANT NEED in Wilmington for the following types of Public Services .

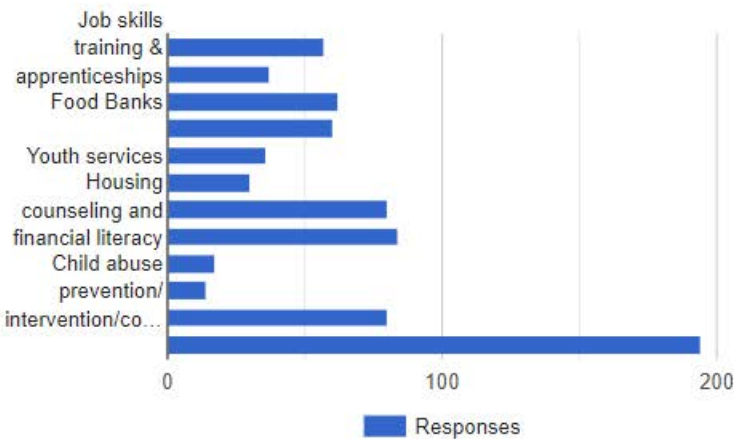
Answered: 299 Skipped: 0 Left Blank: 1



ANSWER CHOICES	RESPONSES	
Job skills training & apprenticeships	11.93%	105
Quality affordable childcare	13.52%	119
Food Banks	4.43%	39
Medical and dental services	9.43%	83
Youth services	7.16%	63
Drug abuse prevention/crime prevention	12.73%	112
Housing counseling and financial literacy	10.23%	90
Options for transition out of public housing	8.64%	76
Domestic abuse services	4.09%	36
Child abuse prevention/intervention/counseling services	6.48%	57
Senior Services	5.57%	49
Neighborhood beautification/clean-ups	5.80%	51
TOTAL		880 (299 answered)

3. Check the three LEAST IMPORTANT NEED in Wilmington for the following types of Public Services .

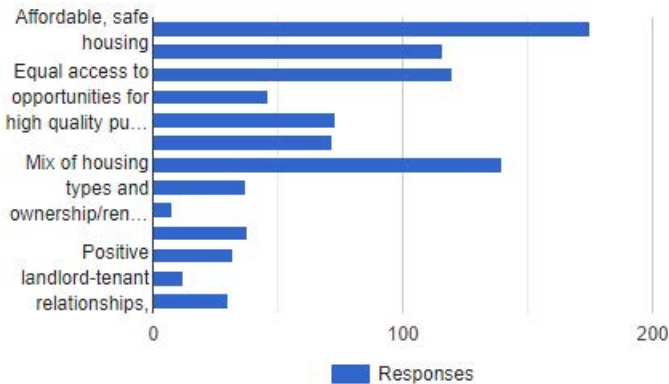
Answered: 275 Skipped: 0 Left Blank: 25



ANSWER CHOICES	RESPONSES	
Job skills training & apprenticeships	7.59%	57
Quality affordable childcare	4.93%	37
Food Banks	8.26%	62
Medical and dental services	7.99%	60
Youth services	4.79%	36
Drug abuse prevention/crime prevention	3.99%	30
Housing counseling and financial literacy	10.65%	80
Options for transition out of public housing	11.19%	84
Domestic abuse services	2.26%	17
Child abuse prevention/intervention/counseling services	1.86%	14
Senior Services	10.65%	80
Neighborhood beautification/clean-ups	25.83%	194
TOTAL	751 (275 answered)	

4. Which of the following do you think is most important for promoting quality of life in Wilmington’s neighborhoods?
Select the 3 most important items, please limit to 3.

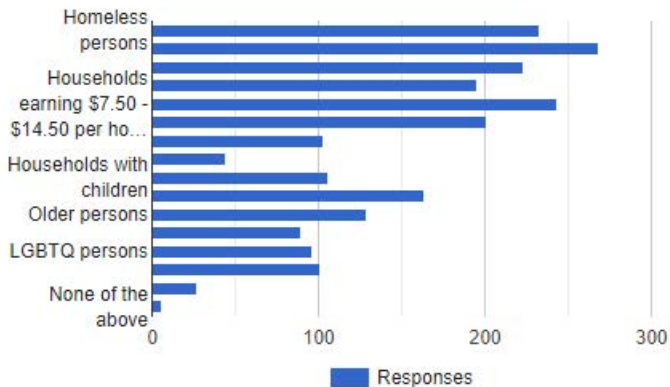
Answered: 300 Skipped: 0 Left Blank: 0



ANSWER CHOICES	RESPONSES	
Affordable, safe housing	19.47%	175
Equal access to opportunities for good jobs that pay a living wage	12.90%	116
Low crime rate/absence of gangs	13.35%	120
Equal access to opportunities for high quality public education	5.12%	46
Bus system with frequent service connecting to all parts of the City	8.12%	73
Close proximity of grocery stores, health care, and other services	8.01%	72
Housing that is affordable to a wide range of income levels	15.57%	140
Mix of housing types and ownership/rental opportunities	4.12%	37
Close proximity to jobs	0.89%	8
Safe, convenient, high quality youth programs for school-aged children	4.23%	38
Well maintained yards, homes, and businesses	3.56%	32
Positive landlord-tenant relationships,	1.33%	12
Equal access to owner/rental housing in all parts of the City	3.34%	30
TOTAL	899 (300 answered)	

5. Do any of the following groups of people experience difficult finding safe, quality housing that is affordable in Wilmington? Select all that apply.

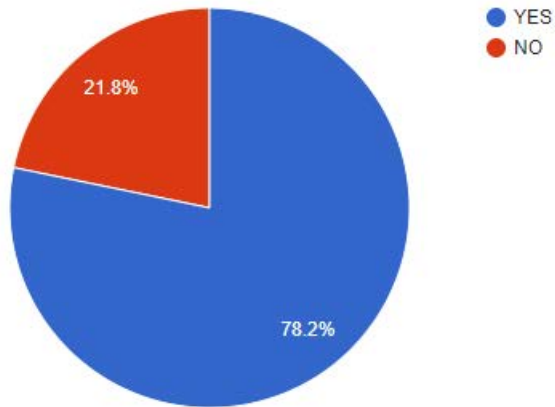
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ANSWER CHOICES	RESPONSES	
Homeless persons	10.46%	233
Persons with low income	12.03%	268
Persons with low credit score	10.01%	223
Persons with criminal background	8.76%	195
Households earning \$7.50 - \$14.50 per hour or \$14,500 - \$29,000 per year	10.91%	243
Households earning \$15.40 - \$22 per hour or \$32,040 - \$45,720 per year	9.03%	201
Households earning \$25.67 - \$36.63 per hour or \$53,400 - \$76,200 per year	4.63%	103
Households earning \$30.80 - \$44 per hour or \$64,080 - \$91,400 per year	1.98%	44
Households with children	4.76%	106
Racial/ethnic minorities	7.32%	163
Older persons	5.79%	129
Women	4.00%	89
LGBTQ persons	4.31%	96
Young adults	4.54%	101
Persons expressing religious beliefs	1.21%	27
None of the above	0.27%	6
TOTAL	2227 (298 answered)	

7. Do you live in the City of Wilmington?

Answered: 271 Skipped: 0 Left Blank: 29



ANSWER CHOICES

RESPONSES

YES	78.23%	212
NO	21.77%	59

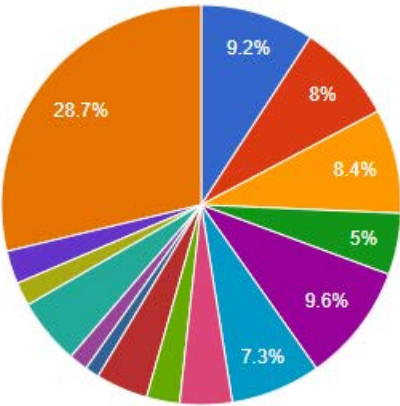
TOTAL

271

R1-54

8. What area of Wilmington do you live?

Answered: 261 Skipped: 0 Left Blank: 39

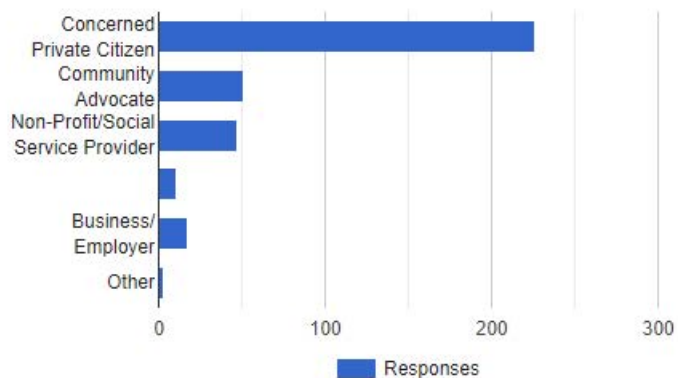


- Greater Downtown North
 - Greater Downtown South
 - Historic District
 - Chestnut Heights/Princess...
 - Pine Valley
 - Central
 - University
 - Winter Park
 - South
 - Southwest
 - Echo Farms-Rivers Edge
 - Masonboro
- ▲ 1/2 ▼

ANSWER CHOICES	RESPONSES	
Greater Downtown North	9.20%	24
Greater Downtown South	8.05%	21
Historic District	8.43%	22
Chestnut Heights/Princess Place	4.98%	13
Pine Valley	9.58%	25
Central	7.28%	19
University	4.21%	11
Winter Park	2.68%	7
South	4.21%	11
Southwest	1.15%	3
Echo Farms-Rivers Edge	1.53%	4
Masonboro	5.36%	14
Seagate South	1.92%	5
Rogersville- Bradley Creek	2.68%	7
Other	28.74%	75
TOTAL		261

10. I represent the following:

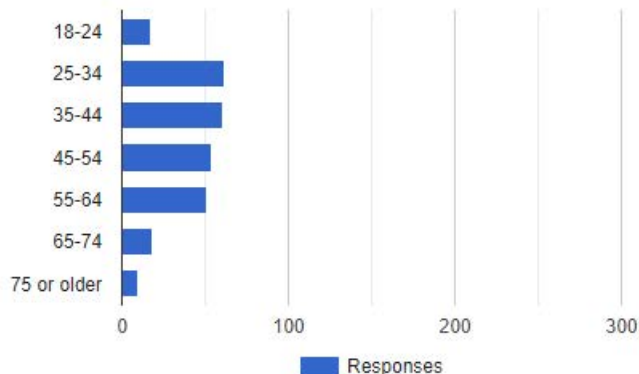
Answered: 273 Skipped: 0 Left Blank: 27



ANSWER CHOICES	RESPONSES	
Concerned Private Citizen	63.66%	226
Community Advocate	14.37%	51
Non-Profit/Social Service Provider	13.24%	47
Religious Organization ___ Public or Government Staff	3.10%	11
Business/Employer	4.79%	17
Other	0.85%	3
TOTAL	355 (273 answered)	

11. What is your age? Please check one.

Answered: 272 Skipped: 0 Left Blank: 28

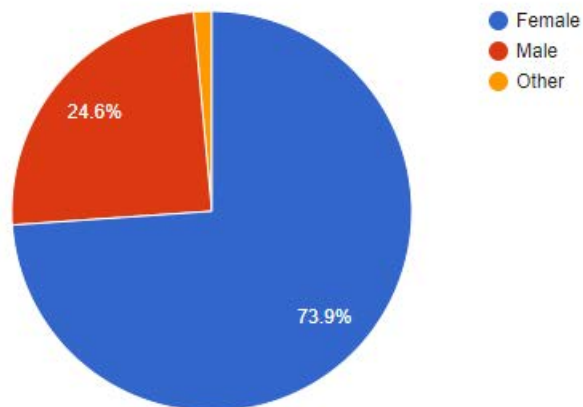


ANSWER CHOICES	RESPONSES	
18-24	6.23%	17
25-34	22.71%	62
35-44	22.34%	61
45-54	19.78%	54
55-64	18.68%	51
65-74	6.59%	18
75 or older	3.66%	10
TOTAL	273 (272 answered)	

R1-57

12. What is your Gender

Answered: 272 Skipped: 0 Left Blank: 28

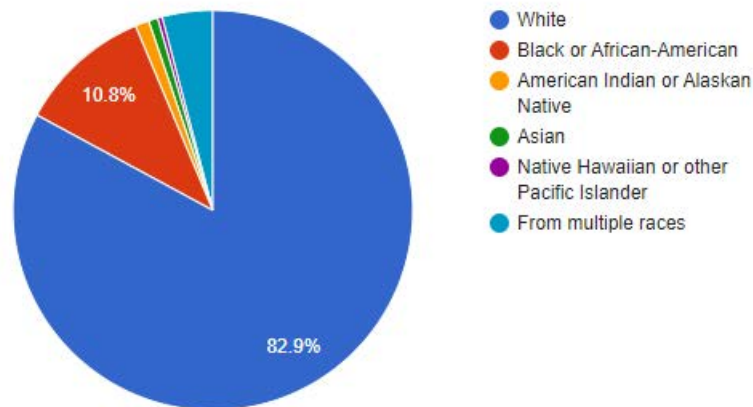


ANSWER CHOICES	RESPONSES	
Female	73.90%	201
Male	24.63%	67
Other	1.47%	4
TOTAL		272

R1-58

13. Are you White, Black or African-American, American Indian or Alaskan Native, Asian, Native Hawaiian or other Pacific islander, or some other race?

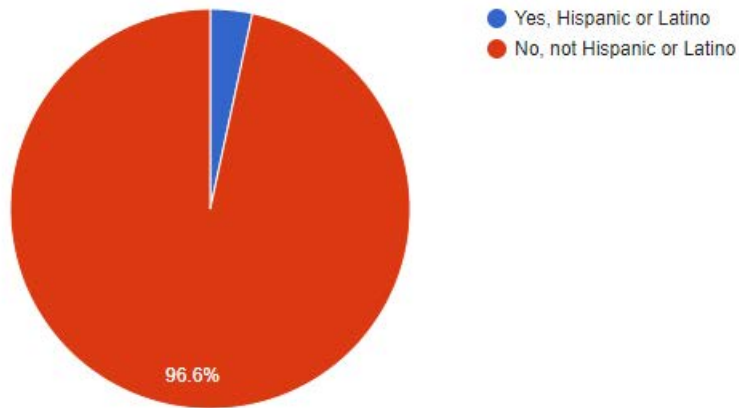
Answered: 269 Skipped: 0 Left Blank: 31



ANSWER CHOICES	RESPONSES	
White	82.90%	223
Black or African-American	10.78%	29
American Indian or Alaskan Native	1.12%	3
Asian	0.74%	2
Native Hawaiian or other Pacific Islander	0.37%	1
From multiple races	4.09%	11
TOTAL		269

14. Are you of Hispanic or Latino origin or descent?

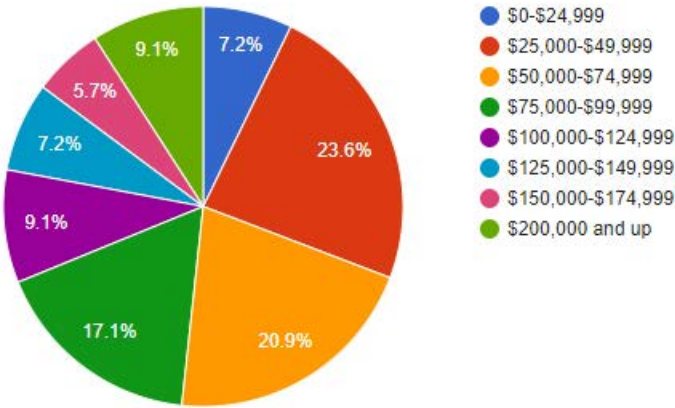
Answered: 266 Skipped: 0 Left Blank: 34



ANSWER CHOICES	RESPONSES
Yes, Hispanic or Latino	3.38% 9
No, not Hispanic or Latino	96.62% 257
TOTAL	266

15. What is your approximate average household income?

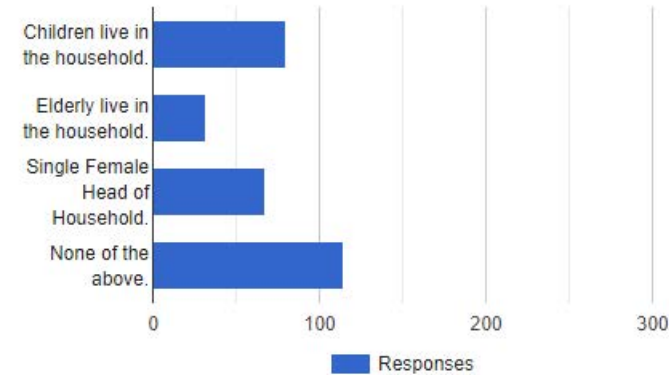
Answered: 263 Skipped: 0 Left Blank: 37



ANSWER CHOICES	RESPONSES	
\$0-\$24,999	7.22%	19
\$25,000-\$49,999	23.57%	62
\$50,000-\$74,999	20.91%	55
\$75,000-\$99,999	17.11%	45
\$100,000-\$124,999	9.13%	24
\$125,000-\$149,999	7.22%	19
\$150,000-\$174,999	5.70%	15
\$200,000 and up	9.13%	24
TOTAL		263

17. Please select any of the following that apply to your household. You may select more than one.

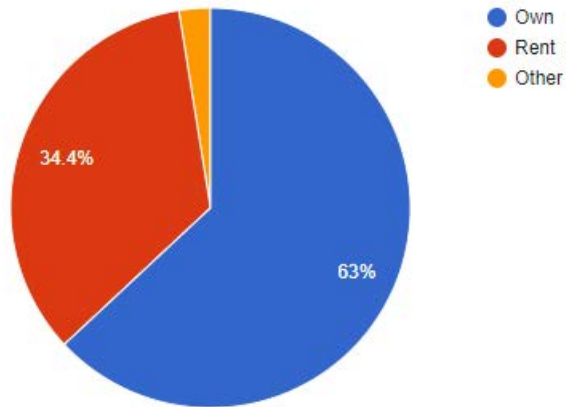
Answered: 265 Skipped: 0 Left Blank: 35



ANSWER CHOICES	RESPONSES	
Children live in the household.	27.30%	80
Elderly live in the household.	10.92%	32
Single Female Head of Household.	22.87%	67
None of the above.	38.91%	114
TOTAL	293 (265 answered)	

18. Do you rent or own the place where you live?

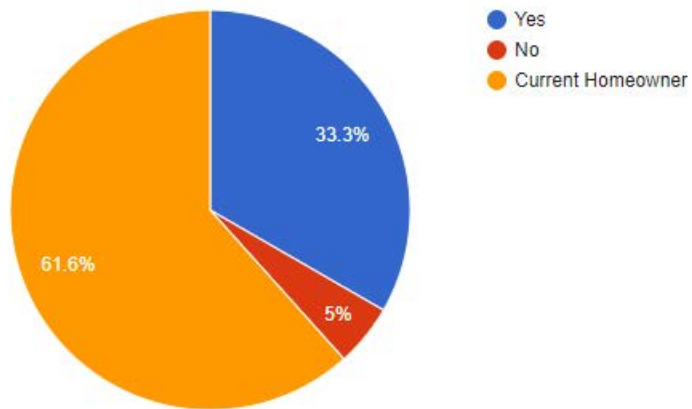
Answered: 276 Skipped: 0 Left Blank: 24



ANSWER CHOICES	RESPONSES	
Own	63.04%	174
Rent	34.42%	95
Other	2.54%	7
TOTAL		276

19. Would you like to become a homeowner?

Answered: 279 Skipped: 0 Left Blank: 21



ANSWER CHOICES		RESPONSES	
Yes		33.33%	93
No		5.02%	14
Current Homeowner		61.65%	172
TOTAL			279

R1-64

Public Comments Received

Mayor Saffo and City Council members,

We were heartened to read the City of Wilmington's proposed HOME-ARP Allocation Plan and support its emphasis on Permanent Supportive Housing (PSH). While affordable housing overall is a very real need throughout the City, the need for housing targeted to our most vulnerable neighbors, namely chronically homeless persons with disabilities, is the most serious.

Prioritizing Permanent Supportive Housing accomplishes all of the following:

- demonstrates the City of Wilmington's ongoing commitment to funding *Best Practice* housing solutions for our chronically homeless neighbors;
- makes an end to homelessness possible even for residents with significant challenges, including lack of income; and
- achieves the best and highest use of this one-time funding opportunity, as it will be leveraged with public and private investments for the creation of up to 66 new units of PSH

As the largest provider of homeless services in the region, we at Good Shepherd Center see firsthand both the long-term successes of PSH as a housing solution and the significant improvements it creates in residents' health, overall well-being, and use of public services. We are grateful to the City of Wilmington for your ongoing dedication to the creation of housing opportunities for all of our neighbors across income levels.

With appreciation,

Katrina R. Knight, MSW
Executive Director
Good Shepherd Center
910.520.8602

Leave your comment here

Affordable Housing crisis is a human crisis . Many citizens are employed and cannot avoid to pay the increase in rent . There should be a resolution where rent should not be more than the average income of the city.

Thank you,
City of Wilmington, NC

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Public Hearing Comment Form

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Full Name

Liz Carbone

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Indicate the item you're commenting on here

City of Wilmington Allocation Plan for HOME-ARPA Funding

Leave your comment here

On behalf of Good Shepherd Center's staff and Board of Directors, I want to express our enthusiastic support for the recommended allocation plan for HOME-ARPA funding as outlined in the proposal from City staff. The recommended allocation of 84% of available funds to the production of Permanent Supportive Affordable Housing demonstrates and reinforces the City of Wilmington's ongoing commitment to funding data driven, Best Practice solutions to homelessness. As the largest provider of homeless services in our region, Good Shepherd sees firsthand the successes of Permanent Supportive Housing in providing the affordability and supportive services needed to house individuals with substantial barriers to housing stability, such as severe and persistent mental illness, chronic health conditions, and those struggling with addiction; we also see the increasing demand for this specialized housing intervention as the need has grown in our community. Focusing on the creation of Permanent Supportive Housing for our most vulnerable community members - chronically homeless adults with disabilities - ensures that we are leveraging this funding opportunity to its best and highest use, permanently ending the homelessness of dozens of adults while also significantly reducing the burden on both nonprofit and public emergency services providers. We commend the City of Wilmington and its staff for all that you do to create housing options for all of our neighbors, especially those that need additional support to enjoy the quality of life that we are so fortunate to have in our shared Wilmington home.

Full Name

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Indicate the item you're commenting on here

City of Wilmington Allocation Plan for HOME-ARPA Funding

Leave your comment here

On behalf of the Cape Fear Housing Coalition, I am writing to express our support and appreciation for the recommended allocation of 84% of the available HOME-ARPA funds to create Permanent Supportive Housing for the chronically homeless residents of our City. Our Coalition represents over 90 partners, including healthcare providers, developers, nonprofit agencies, local businesses, lenders, civic groups, and municipal governments from the tri-county area. For over 20 years, our Coalition has led the regional effort to advocate for the housing needs of all residents, particularly those who are most vulnerable, including seniors, Veterans, the homeless, families with children, and persons with disabilities. Permanent Supportive Housing is a best practice model that has been working for decades locally and across the country to end the homelessness of those with the most challenges and barriers to housing, and is successful in keeping these vulnerable individuals housed for the long term. Our Coalition advocates for solutions that are both effective and the best use of the limited funding available for affordable housing projects - Permanent Supportive Housing meets both of these requirements and any increase in the supply of these critical units will make a significant and lasting difference in the lives of our chronically homeless neighbors and our community as a whole. Our Coalition recognizes and appreciates the City of Wilmington's longstanding commitment to the creation and preservation of affordable housing, and we applaud your dedicated staff for their continued work on important efforts such as this to make stable, healthy, and safe housing attainable for all.

Full Name

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Indicate the item you're commenting on here

HOME-ARP Allocation Plan

Leave your comment here

I am a citizen of Wilmington and the Mobility Manager for Wave Transit. Affordable housing, supportive housing, shelter, and public transit are critical infrastructure that increase access to personal safety, economic opportunity, and supports public health. We are willing and excited to work with community leaders and developers on creating or enhancing public transit connectivity near affordable housing and shelters.

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Indicate the item you're commenting on here

City HOME-ARP Allocation Plan

Leave your comment here

We were heartened to read the City's proposed plan, which prioritizes Permanent Supportive Housing (PSH) for chronically homeless persons with disabilities. While the increasing lack of affordable housing is a crisis overall, the need for housing targeted to our most vulnerable neighbors is the most serious. Prioritizing Permanent Supportive Housing accomplishes all of the following: • demonstrates the City of Wilmington's ongoing commitment to funding Best Practice housing solutions for our chronically homeless neighbors; • makes an end to homelessness possible even for residents with significant challenges, including lack of income; and • achieves the best and highest use of this one-time funding opportunity, as it will be leveraged with public and private investments for the creation of up to 66 new units of PSH. As the largest provider of homeless services in the region, we at Good Shepherd Center see firsthand both the long-term successes of PSH as a housing solution and the significant improvements it creates in residents' health, overall well-being, and use of public services. We are grateful to the City of Wilmington for its ongoing dedication to the creation of housing opportunities for all of our neighbors across income levels. We support the Allocation Plan as written and look forward to all that it will accomplish.

I have the following comments on the plan:

1) Please do not fund providers of homeless housing services with taxpayers funds who are NOT a member of the Continuum of Care. <https://capefearcog.org/continuum-of-care/> When a housing provider like Eden Village for example does not join the COC they harm the COC's grant application opportunities with HUD and HHS because they deprive it of infrastructure that would allow the COC to win these grants. Also, it allows these non-COC members to "cherry-pick" who they will serve rather than take the most chronically homeless and disabled who have been assessed by chronicity on the Coordinated Entry System/Housing Management Information System. Only "team players" who are members of the COC should be funded.

2) Please spend the money on infrastructure like Permanent Supportive Housing with wrap around support services rather than one time programs like hotel vouchers.

3) Please allocate funds for more grant writers for HUD and HHS housing and wrap around service projects. This needs assessment highlights that Wilmington and NHC have a HUGE deficit of emergency shelters for adults, families and teens, a deficit of rapid re-housing and a huge deficit of permanent supportive housing.

4) The City and the County need to understand the value of "housing first" policy and the research behind it that proves that it works

5) Beware of homeless criminalization ordinances like the one recently passed by NHC which might subject the county or city to a lawsuit for violating the Boise Case which says that you cannot enact loitering, anti-camping or sleeping ordinances when you do not have adequate numbers of beds to offer the people on the street.

Please do not let this funding opportunity be the end of your efforts to address homelessness in our City and County. It will not go away until properly implemented and adequately staffed with resources to address the issue---you will see improvement.

Luisa Tassan

603-493-6109 (c)

"Democracy is not a spectator sport." ~Lotte Scharfman~

Thank you please see our comments below:

- Despite those aged 65+ being 17.2% of the current population in Wilmington, and the age group with the largest estimated growth for 2020-2025, Wilmington's proposal does not provide data on or specific plans for older adults. However, their main priority population are those that are experiencing "chronic homelessness," meaning people who have been homeless for at least a year or repeatedly while experiencing a disabling condition including physical disability, serious mental illness and/or substance use disorder making it difficult to find and maintain housing. I imagine that there is significant overlap between Wilmington's 65+ and 55+ population and those experiencing chronic homelessness.
- Wilmington's plans explicitly reflect a housing first approach, allocating 84% of their over \$2.5 million to the creation of permanent supportive housing. They write, "the answer to homelessness is housing," which is consistent with AARP's housing advocacy efforts. This funding is expected to produce 66 units (per unit cost of ~\$250,000).

Although it is noted that Wilmington's Housing Authority (WHA) are not currently taking advantage of the allowed density in their developments. Given that they list land availability and cost as a central barrier to permanent supportive housing, advocacy on missing middle housing and taking full advantage of the allowed density could be more effective in producing more units at a lower cost. The current gap in rental units for those at 80% or below AMI is 416 and 52% of Wilmington renters are currently cost burdened.

Let me know if you have any questions.

Rosalie

As a citizen of Wilmington for over 20 years I have seen the problem of homelessness kicked down the road over and over. We know the solution is housing. Data shows it in every community across the country. There has yet to be a major investment from elected officials in this community to help resolve the issue. This is an easy opportunity for the elected officials to make a difference towards the issue of homelessness. And it doesn't use local taxpayer money. Ask Mayor Saffo how it looks to have the likes of SECU Lakeside Reserve and Eden Village on his resume when he runs for re-election. The City Staff's plan is thoughtful, includes National Best Practices, and can bring real change to this community. I fully support the plan and hope the community does too.

Kyle Abrams

Mayor Saffo and City Council members,

I'm Katrina Knight, Executive Director of Good Shepherd Center. We were heartened to read the City of Wilmington's proposed HOME-ARP Allocation Plan and support its emphasis on *Permanent Supportive Housing* (PSH). While affordable housing overall is a very real need throughout the City, the need for housing targeted to our most vulnerable neighbors, namely chronically homeless persons with disabilities, is the most serious.

The National Alliance to End Homelessness, HUD, and our own data and experience show that substance abuse is *not* the primary cause of homelessness. Nationally and here in Wilmington, the chief reason that our residents find themselves unhoused is the mismatch between people's income and the income they need to afford and hold onto housing in our very expensive city. Having said that, persons with disabilities disproportionately experience homelessness due to their special challenges and limited income.

To your point, Mr. Waddell, I shared some data with Council a few months back, and you may remember that one of those charts showed a *precipitous* drop in chronically homeless persons correlated with the opening of Lakeside Reserve, from 81 down to 32 over two years. It's both a drop in the number of people needing a shelter bed but, more importantly perhaps, it's also housing a number of people *who would never*

entertain shelter and would otherwise remain sleeping on our streets, in the woods, and in encampments around our city. Moving them to housing is a win for us all.

Permanent Supportive Housing works elsewhere and it's working here. Our residents overwhelmingly do not return to homelessness, significantly reduce their use of the ER and hospital system, and experience improved physical and mental health.

Prioritizing Permanent Supportive Housing:

- demonstrates the City of Wilmington's ongoing commitment to funding *Best Practice* housing solutions for our chronically homeless neighbors;
- makes an end to homelessness possible even for residents with significant challenges, including lack of income (if you're doing it right, you're not requiring income); and
- achieves the best and highest use of this one-time funding opportunity, as it will be leveraged with public and private investments for the creation of up to 66 new units of PSH

At Good Shepherd Center we've seen firsthand both the long-term successes of PSH as a housing solution and the significant improvements it creates in residents' health, overall well-being, and use of public services. Just since February we have moved 3 of the gentlemen—who had been unsheltered and camping downtown—out of homelessness and back to housing. Permanent Supportive Housing played a role in our ability to make some of those transitions possible, and if we had more of those units we could end the homelessness of more of the folks who need it most. It's working elsewhere and it's working right here in Wilmington. It works and we need more of it.

We are grateful to the City of Wilmington for your ongoing dedication to the creation of housing opportunities for all of our neighbors across income levels. We support the draft plan and encourage you to adopt it. Thank you!

[Link to March 7th Public Hearing](#)

<https://www.wilmingtonnc.gov/departments/city-manager/gtv8/city-council-archive>