

Updated: June 9, 2020

The City of Rocky Mount & The Down East HOME Consortium

FY 2020-2021

Proposed Annual Action Plan

For Housing and Community Development

Year #3 of FY 2018-2021 Three-Year Consolidated Plan

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

Introduction

The Fiscal Year 2020 - 2021 (Program Year 2020) Annual Action Plan represents the third year of the City of Rocky Mount and Down East HOME Consortium's (DEHC) Consolidated Plan for the Fiscal Year's 2018 - 2021 (Con Plan) as approved by the Rocky Mount City Council and accepted by the U.S. Department of Housing and Urban Development (HUD). The Annual Action Plan is the City of Rocky Mount and DEHC's application for the HUD Community Development Block Grant (CDBG) entitlement program, CDBG Coronavirus (CDBG-CV), and HOME Investment Partnership Program and identifies the proposed project to be funded during the City's and DEHC's Program Year 2020.

The Annual Action Plan outlines priorities and goals for the 2020 - 2021 Program Year, identifies how the Three-Year Consolidated Plan will be implemented, and provides a summary of actions, activities, and federal and non-federal resources that will be used to address priority needs and goals.

Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Evaluation of past performance

In the second year of implementing the Three-Year Consolidated Plan for Fiscal Year 2018 - 2021, the City of Rocky Mount and DEHC achieved the following accomplishments:

- 23 urgent repairs completed for very-low-to low-income homeowners
- 23 housing repairs completed for low-to-moderate income homeowners

- 2 scattered site rehabs completed for low-to-moderate income homeowners
- 27 housing rehab matching rebates completed for homeowners
- 72 small businesses and entrepreneurs received business services
- 69 homeowners received foreclosure mitigation or pre-purchase housing counseling
- 7 students received in-depth classroom and hands-on training in basic construction methods and carpentry skills

The City will continue to work to provide more housing opportunities for its residents. There is a lack of incentives for developers to include affordable housing in their proposed developments. These observations are true for jurisdictions participating in the DEHC.

In both Edgecombe and Nash Counties, the DEHC will continue to utilize HOME funds to rehabilitate dilapidated housing units to help prevent homelessness for families who own their homes but cannot afford extensive repairs.

Summary of Citizen Participation Process and consultation process

The City of Rocky Mount and DEHC conducted two public hearings on June 22, 2020 and July 6, 2020 to solicit input from citizens on community development needs. A public notice was published in the Rocky Mount Telegram, Nashville Graphic, and Tarboro Weekly, thirty days preceding the public hearings in addition to being posted on the City of Rocky Mount website and the City of Rocky Mount Office of Community & Business Development and Edgecombe County Planning Office. A presentation including an overview of the CDBG Entitlement Program, HOME Investment Partnership Program, and purpose of the Annual Action Plan, estimated funding amount and eligible projects.

Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Summary of comments or views not accepted and the reasons for not accepting them

All comments were incorporated into the Annual Action Plan.

Summary

In preparation for the public hearings, to solicit input for the Fiscal Year 2020 - 2021 (Program Year 2020) Annual Action Plan, the City of Rocky Mount Community & Business Development staff developed a presentation describing the Community Development Block Grant Entitlement Program, CDBG-CV, HOME Investment Partnership Program, the purpose of the Annual Action Plan, the estimated funding available for Program Year 2020 and the types of eligible projects.

PR-05 Lead & Responsible Agencies - 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	Rocky Mount		Department of Community and Business Development
HOME Administrator	Rocky Mount		Department of Community and Business Development

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Cornelia L. McGee, Community Development Administrator
City of Rocky Mount
Department of Community & Business Development
Post Office Box 1180
Rocky Mount, NC 27802-1180
Office: (252) 972-1178
Fax: (252) 972-1581
Email: Cornelia.McGee-Anthony@rockymountnc.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

Public housing units are located in the larger Consortium jurisdictions of Rocky Mount, Tarboro, and Princeville. Each of these programs is described below. A more complete description of each is found in the Needs of Public Housing section of this plan.

Rocky Mount Housing Authority

The Rocky Mount Housing Authority (RMHA) was formed in 1951 to provide affordable housing to low and very low-income citizens.

RMHA has 754 units of public housing. The City of Rocky Mount and the RMHA partnered to implement the Beal Street Redevelopment Plan and the Neighborhood Stabilization Program in the City. The City acquired a 24-unit townhouse complex, which it rehabbed and sold to RMHA at a considerable discount in order to increase the supply of affordable rental units.

RMHA opened its public housing waiting list in February 2019 to help 50 victims of Hurricane Matthew due to the expiration of FEMA housing assistance.

Rocky Mount Section 8 Inventory

The RMHA has 265 vouchers in the Housing Choice Voucher (HCV) Program. The Waiting List for this program is closed until further notice because the number of applicants far exceeds the expected turnover rate. No HCV units are expected to be lost.

Tarboro Housing Authority

In the Town of Tarboro, public housing is managed by the Town of Tarboro Redevelopment Commission. The Commission manages and operates three public housing developments, one Section 8 housing complex, and 82 units of scattered site public housing.

Princeville Housing Authority

Hurricane Matthew resulted in the displacement of hundreds of families. The entirety of the Town of Princeville's public housing stock was lost due to flooding. The Housing Authority has appealed HUD's decision to not rebuild the units and has received this approval.

To help achieve excellent quality of life and living environment for its public housing tenants, the Rocky Mount Housing Authority (RMHA) and the housing authorities in Tarboro provide funds in support of programs and activities to enhance the lives of these households. Physical improvements such as modernization of kitchens and baths, upgrading heating systems, exterior renovations, and site work (sidewalks, landscaping, paving) represent on-going efforts in that direction.

The City also supports the Rocky Mount Housing Authority's efforts to develop senior assisted housing in response to the increasing number of elderly residents in the City. The City also recognizes the need for additional handicapped units and supports the Rocky Mount Housing Authority's renovation program to create more non-senior handicapped units.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Rocky Mount and DEHC support the efforts of the public housing agencies to improve the lives of residents through rehabilitation efforts.

Rocky Mount Housing Authority actively encourages public housing residents to become involved in management through participation in the newly created Resident Advisory Board and consultations with resident advisory representatives concerning specific needs, issues, or problems.

The City and Rocky Mount Housing Authority also encourage residents to become homeowners through participation in the First-Time Home Buyers program and other resident education and outreach efforts.

The Tarboro Redevelopment Commission has a Resident Advisory Board which provides input into the operations and maintenance of THA.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Rocky Mount and the DEHC, working with the counties, local churches, agencies, and not-for-profit organizations, attempt to monitor the situation and to provide services to meet the needs the homeless and to prevent homelessness.

There has been an increased need for transitional housing and support services for persons with substance-abuse patients and the mentally ill over the past five years. At this time there is only one transitional housing facility for the mentally ill and it can house only five men. The Edgecombe-Nash County Mental Health Department offers 40 units of permanent supportive housing to men, women and children.

Homeless veterans are identified by outreach teams asking about military service, coordinated assessment staff asking veteran status on assessment, Supportive Services for Veteran Families (SSVF) grantees outreaching to unsheltered veterans and calling referral sources in the community, in addition to veterans calling into the State's veteran hotline. To increase access, CoC staff provide maps and contact information for the CoC and SSVF programs to the NC Department of Military & Veterans Affairs for a resource guide that is distributed to veterans and agencies serving veterans, including Veteran Service Officers. CoC staff ensure that Regional Committees, VA grantees and VA staff are connected, and each region's coordinated assessment system has a specific process for referring identified veterans to VA programs. SSVF grantees are very active in Regional Committees and complete the majority of screening for VA eligibility. Some Regional Committees currently have by-name lists of homeless veterans and the CoC is working on creating a CoC-wide by-name list.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not applicable

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ROCKY MOUNT HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has worked diligently with Rocky Mount Housing Authority on creation of affordable housing units for transitional housing. The City also supports the Rocky Mount Housing Authority's efforts to develop senior assisted housing in response to the increasing number of elderly residents in the Rocky Mount. Additionally, the City recognizes the need for additional handicapped units and supports the Rocky Mount Housing Authority's renovation program to create more non-senior handicapped units.
2	Agency/Group/Organization	UNITED COMMUNITY MINISTRIES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>With the resources available, the City attempts to prevent homelessness, address special needs populations, assist the homeless, and eliminate chronic homelessness, through increasing the availability of affordable housing and providing financial support to United Community Ministries (UCM). The City works with UCM to develop and implement programs to address the issue of public institutions that may discharge persons into homelessness. The emergency shelter activities will continue through programs at the UCM's Emergency Shelter.</p>
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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	State of North Carolina's Balance of State Continuum of Care Plan	The Twin Counties Housing Initiative (TCHI) is a coalition of service providers, faith community representatives, and homeless persons. The City of Rocky Mount and counties participate in the State of North Carolina's Balance of State Continuum of Care Plan, and the TCHI has submitted a Rapid ReHousing Grant application to meet the growing demand for homeless housing.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

A draft of the FY2020-2021 Proposed Annual Action Plan was made available for public review and comment for 30 days beginning June 8, 2020 and ending on July 8, 2020. Copies of the draft document could be reviewed online at <http://www.rockymountnc.gov> and they were available for review at the following locations during regular business hours:

- Office of Community & Business Development, Frederick E. Turnage Municipal Building, 331 S. Franklin Street Rocky Mount, NC 27804
- Public Hearing (same address): Monday, June 22, 2020 at 4 p.m. in City Council Chamber on the 3rd floor
- Planning & Development Department, Edgecombe County Administrative Building, 201 St. Andrew Street Tarboro, NC 27886
- Public Hearing (same address): July 6, 2020, at 7 p.m.

Written comments were encouraged and were asked to be received at the following location no later than July 8, 2020 to be considered:

Ms. Cornelia L. McGee, Community Development Administrator
331 South Franklin Street
Post Office Box 1180
Rocky Mount, NC 27802-1180
Cornelia.McGee-Anthony@rockymountnc.gov

It is anticipated that the Rocky Mount City Council will approve the Proposed Annual Action Plan at its regular meeting on July 13, 2020 at 7 p.m. The City of Rocky Mount will submit the Annual Action Plan to HUD on or before July 15, 2020.

Citizen Participation Outreach

Sort Order	1	2	3
Mode of Outreach	Newspaper	Internet Outreach	Public Hearing
Target of Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing
Summary of response/ attendance			
Summary of comments received			
Summary of comments not accepted and reasons			
URL (If applicable)		https://www.rockymountnc.gov/departments_services/community_business_development	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c) (1,2)

Introduction

The following table outlines the federal resources available in Program Year 2020-2021 to address housing and non-housing community development needs in Rocky Mount and DEHC. Currently, the Rocky Mount and the DEHC utilizes CDBG and HOME funds for owner-occupied rehabilitation/replacement, housing repair, housing development, urgent housing repair, public services, blight removal and other eligible activities. These funding sources are expected to be available over the next five years.

The CDBG and program income resources are applicable to Rocky Mount only. The City expects to receive \$526,640 in CDBG funds and \$309,806 in CDBG Coronavirus (CDBG-CV) funds, and the entire DEHC expects to receive \$417,205 in HOME funds in Fiscal Year 2020-2021.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$526,640	\$0	\$948,842	\$1,475,482	\$1,475,482	CDBG funds for non-housing community development.

HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$417,205	\$0	\$1,612,307	\$2,029,512	\$2,029,512	HOME funds for housing activities.
CDBG-CV	Public – Federal	Public Services	\$309,806	\$0	\$0	\$309,806	\$309,806	CDBG-CV funds to prevent, prepare for, and respond to the coronavirus (COVID-19).

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In 2019, the City of Rocky Mount received \$100,000 from the North Carolina Housing Finance Agency and \$500,000 in City general funds for housing and community development.

In addition to federal CDBG allocations, State CDBG funds are disbursed on a competitive basis to non-entitlement communities. Historically, the Towns of Middlesex, Spring Hope, Bailey, Sharpsburg, and Whitakers, and Edgecombe County have received CDBG Community Revitalization (Concentrated Needs) and Scattered Site Housing funds from the North Carolina Division of Community Assistance to assist with some of their local housing and community development needs. At the time of publication of this document,

State CDBG funds were not available for housing rehabilitation, which significantly impacts small municipalities' ability to address critical housing needs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Redevelopment Commission for the City of Rocky Mount purchases land to facilitate housing and commercial development. In addition, the City owns donated vacant lots throughout the City that may be available for future development of affordable housing. For example, the Beal Street Redevelopment in the Happy Hill neighborhood was originally purchased by the Redevelopment Commission for the purpose of developing affordable housing.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Prepare cost-benefit analysis of revitalization strategies that create, rehabilitate, preserve and/or fund affordable housing opportunities— the city will conduct a cost-benefit analysis of the following community revitalization strategies and share the conclusions with the public: general obligation bond, housing rehabilitation, construction, and homeownership assistance, inclusionary zoning, affordable housing set-asides, multi- family tax abatements and equitable code enforcement.	2020	2021	Affordable Housing	City of Rocky Mount	Affordable Housing	CDBG/ HOME Admin CDBG: \$105,328 HOME: \$41,720	Completion of cost benefit analysis for revitalization strategies and the development of implementation plans for approved strategies.

2	Plan for the development of affordable housing options in areas throughout the City of Rocky Mount- Plan for and use a balanced approach to addressing current racial segregation in the targeted areas of opportunity, while providing for affordable housing options in higher opportunity areas throughout the city.	2020	2021	Affordable Housing	City of Rocky Mount	Affordable Housing	CDBG/ HOME Admin CDBG: \$105,328 HOME: \$41,720	Other
3	Establish guiding principles for equitable code enforcement.	2020	2021	Affordable Housing	City of Rocky Mount	Affordable Housing	CDBG/ HOME Admin CDBG: \$105,328 HOME: \$41,720	Other
4	Expand housing choice and access to opportunity	2020	2021	Affordable Housing	Nash and Edgecombe Counties, City of Rocky Mount	Affordable Housing – Scattered site housing rehabilitation, New Housing Development; Rental Housing	HOME: \$312,904	8 Units rehabilitated and/or developed

5	Increase homeownership among low-income households and members of the protected classes	2020	2021	Affordable Housing	City of Rocky Mount	Affordable Housing – Housing Rehabilitation	CDBG: \$214,316	12 Units rehabilitated and rehab delivery
6	Increase Affordable Housing	2020	2021	Affordable Housing	Nash and Edgecombe Counties, City of Rocky Mount	Community Housing Development Organization (CHDO)	HOME: \$62,581	2 Units rehabilitated and/or developed
7	Economic Development: Section 108 Loan Repayment	2020	2021	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$103,000	Businesses Assisted: 10 Businesses
8	Provide public services:	2020	2021	Homeless Non-Homeless Special Needs	Citywide	Public Services Fair Housing/Services for the Homeless	CDBG: \$78,996 CDBG-CV: \$309,806	Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted

9	Economic Development Activities	2020	2021	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$25,000	Businesses Assisted: 5
10	Administration of CDBG and HOME programs; Strengthen fair housing enforcement, operations, and education.	2020	2021	Administration	City of Rocky Mount	Planning and Administration; Fair Housing Education and Enforcement	CDBG: \$105,328 HOME: \$41,720	Other

Table 2 – Goals Summary

The City of Rocky Mount received a Section 108 Loan in the amount of \$3,598,248.36 for the redevelopment of the Douglas Block area. Douglas Block is a public-private redevelopment project that has resulted in a thriving commercial center in Downtown Rocky Mount.

Goal Descriptions

Goal/Objective	Activities/Outcomes
<p>Prepare cost-benefit analysis of revitalization strategies that create, rehabilitate, preserve and/or fund affordable housing opportunities— the city will conduct a cost-benefit analysis of the following community revitalization strategies and share the conclusions with the public: general obligation bond, housing rehabilitation, construction, and homeownership assistance, inclusionary zoning, affordable housing set asides, multi-family tax abatements and equitable code enforcement.</p> <p>Plan for the development of affordable housing options in areas throughout the City of Rocky Mount- Plan for and use a balanced approach to addressing current racial segregation in the targeted areas of opportunity, while providing for affordable housing options in higher opportunity areas throughout the city.</p> <p>Establish guiding principles for equitable code enforcement.</p> <p>Leverage HOME and CDBG funding with other resources to support CHDO projects in Target Areas of Opportunity.</p> <p>Increase public outreach, engagement and awareness opportunities concerning housing issues.</p>	<ul style="list-style-type: none"> • Capacity building • Technical Assistance • Policy recommendations • Housing rehabilitation • Urgent Repairs • Rental housing development • Public services • Small Business Development – Economic Opportunities • Public Infrastructure Improvements • Owner-occupied housing development • Work with the Rocky Mount Metropolitan Planning Organization to identify neighborhoods/employers underserved by public transit
<p>Increase homeownership among low-income households and members of the protected classes.</p> <p>Improve the utilization of public transit for low income and disabled persons</p>	<ul style="list-style-type: none"> • Phase II Beal Street developing 22 single family homes • Additional bus stops along public transit routes
<p>Administration of CDBG and HOME programs</p> <p>Strengthen fair housing enforcement, operations, and education</p>	<ul style="list-style-type: none"> • Administration • Fair Housing Education and • Enforcement

The following are the Year One goals from the AFH:

- A social and economic impact analysis of current, proposed, and known future development in and around Downtown on neighborhood identified by the Housing Study as Targeted Areas of Opportunity
- Conduct a cost-benefit analysis of the following community revitalization strategies and share the conclusions with the public: general obligation bond for affordable housing rehabilitation, construction, and homeownership assistance; inclusionary zoning and affordable housing set-asides; multi-family tax abatements; rental and vacant property registry; and equitable code enforcement
- Plan for and use a balanced approach to addressing current racial segregation in the targeted areas of opportunity, while providing for affordable housing options in higher opportunity areas throughout the city.
- Identify key community assets and major employers currently underserved by transit service and determine feasibility of extending routes to these locations.

In addition, the following goals will be implemented (no cost to implement):

- Identify additional leaders in the local Hispanic community and work with them to identify locations and publications to disseminate information about community development programs, fair housing, tenant rights, and affordable housing options to reach people with limited English proficiency. Update the City's Language Access Plan to reflect these new initiatives.
- Continue to provide CDBG funding to non-profits who provide career readiness, job training, and other educational programs targeted towards low-income individuals and members of the protected classes.
- Continue to provide HOME and CDBG assistance for housing rehabilitation and new construction, including the facilitation of contractor workshops. Give priority to projects that improve fair housing choice and access to opportunity for members of the protected classes, such as LIHTC developments and supportive housing in higher opportunity areas. This includes mixed income developments that will increase the tax base, benefitting school districts and stimulating private development.
- Continue providing CDBG assistance for public facility and infrastructure accessibility improvements, giving priority to projects in R/ECAPs.

- Work with the housing authorities and other affordable housing providers to develop an Affordable Housing Directory and update on an annual basis.
- Continue to partner with the Workforce Housing Advisory Commission to monitor real estate activities and help form policies to prevent displacement while encouraging equitable economic development in neighborhoods.
- Continue the provision of funding to organizations who provide homebuyer and foreclosure counseling services.
- Continue to support the City of Rocky Mount Human Relations Commission's and Edgecombe County's fair housing activities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In late 1996, ten local communities in Nash and Edgecombe Counties in eastern North Carolina, formed the Down East HOME Consortium (DEHC). With the City of Rocky Mount, already a Community Development Block Grant (CDBG) Entitlement City, as the Lead Entity, the Consortium began receiving Home Investment Partnerships Program funds (HOME) in 1997.

Currently, the following jurisdictions comprise the DEHC:

Conetoe	Rocky Mount
Edgecombe County	Sharpsburg
Middlesex	Spring Hope
Pinetops	Whitakers
Princeville	

Edgecombe and Nash Counties’ membership in the DEHC does not include the governments of the municipalities in both Counties who chose not to join the Consortium.

CDBG assistance will be directed to the qualified low- and moderate-income areas in the City of Rocky Mount, while HOME funds will be allocated to the participating members of the Consortium in percentages relative to the population of each within the Consortium.

When the Consortium was established, the member jurisdictions, with Rocky Mount as the lead entity, agreed upon an allocation formula based on the “percent of total Consortium population” for each member. Subsequently, the DEHC agreed to disburse funds on a County basis, excluding Rocky Mount. This agreement was implemented beginning with FY 2006-2007 and will continue with this FY 2020-2021 Annual Action Plan.

Currently, the DEHC has a match balance sufficient to meet the match requirement. There is no match requirement for FY 2020-2021*. The chart below provides a summary of anticipated HOME resources for the Consortium in FY 2020-2021.

HOME Funds: Consortium - 2020-2021

Total Allocation	\$417,205
Minus 10% HOME Admin	\$41,720
Balance	\$375,485
Match Base	
Minus 15% CHDO Activity	\$62,581
Home Participating Jurisdiction Funds	\$312,904
*Required Match	\$ -
HOME Activities	\$312,904

Based on the allocation formula the funds for each jurisdiction are estimated as follows:

Participating Jurisdiction	% Multiplier	Match	HOME Allocations
Edgecombe County	11.2%	\$0.00	\$65,119
Conetoe	0.1%	\$0.00	\$558
Middlesex	0.9%	\$0.00	\$5,488
Pinetops	1.4%	\$0.00	\$8,133
Princeville	1.8%	\$0.00	\$10,368
Rocky Mount	26.6%	\$0.00	\$194,371
Sharpsburg	2.9%	\$0.00	\$16,836
Spring Hope	1.4%	\$0.00	\$7,854
Whitakers	0.7%	\$0.00	\$4,177
TOTAL			\$312,904

The following CDBG funds are specific to the City of Rocky Mount, and do not include the DEHC.

Anticipated CDBG Funds: 2020-2021

Total Allocation	\$526,640
Minus 15% Public Service	\$78,996
Balance	\$447,644
Minus 20% CDBG Admin	\$105,328
Balance	\$342,316
Minus Section 108 Loan	\$103,000
Programmable CDBG Funds	\$239,316
Minus Allowable Activities	\$239,316
Anticipated CDBG Balance	\$0

The following project information for FY 2020-2021 provides a comprehensive overview of CDBG activities for the City of Rocky Mount.

CDBG Funds	Amount
Administration	\$105,328
Section 108 Loans	\$103,000
Public Services (Fair Housing, Housing Counseling, etc.)	\$78,996
Redevelopment Project	\$164,316
Rehab Delivery Costs	\$50,000
Economic Development Activity	\$25,000
TOTAL	\$526,640

Projects

The following are the proposed projects and activities that will be undertaken in FY 2020-2021 with CDBG and HOME funds:

Work will continue in the areas of Holly Street, Central City, and South Rocky Mount. It is anticipated that there will be projects in the Down East, Beal Street, Vance Street, and Southeast Rocky Mount/Around the Y areas as redevelopment planning is currently underway.

Please note that specific strategies will be developed and proposed to city management and city council as part of the implementation processes for both the Consolidated Plan and the annual action plan. With continued communication involving community work sessions, a proposed housing advisory group, and other activities, the City will shape and implement strategies that address the goals and activities identified in the Assessment of Fair Housing report, the Three-Year Consolidated Plan and this Annual Action Plan.

CDBG

- Redevelopment Projects (\$164,316)
 - Housing rehabilitation costs— Rehab 12 units to serve 12 households
 - Holly Street — Rehab 3 units with potential to serve 3 households
 - Down East — Rehab 3 units with potential to serve 3 households
 - Southeast Rocky Mount — Rehab 3 units with potential to serve 3 households
 - Central City — Rehab 3 units with potential to serve 3 households
- Rehab Delivery Costs/Inspections and Write Ups for Housing Repair--Support repairs and rehab of 20 units (\$50,000)
- Public Service--Assist 500 residents by rewarding funding to nonprofits through an RFP process (\$78,996)

CDBG-CV

- Public Service—Provide services to the public, primarily to benefit low and moderate income residents that could include public utilities assistance, homeless service support, emergency rental assistance, and mortgage housing counseling to individuals and families. (\$309,806)

HOME

- Edgemont/Nash County Scattered Sites--Rehab 8 units or acquire 8 lots with potential to serve 8 households (\$312,904)
- CHDO—Develop and/or rehab 2 units or acquire 2 lots with potential to serve 2 households (\$62,581)

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Rocky Mount and the DEHC jurisdictions have developed a strategic plan to address the key issues raised in the course of this analysis, and which met the HUD requirements for elements to be addresses by this plan.

The four overarching goals, intended to benefit low-, very low- and extremely low-income persons are:

1. To increase affordable housing opportunities through-out the City;
2. To increase public outreach, engagement and awareness opportunities concerning housing options and opportunities;
3. To provide decent housing;
4. To provide a suitable living environment; and
5. To provide expanded economic opportunities.

Several areas of specific need emerge from this analysis and documentation. Each of these needs fits within the three goals noted above. These needs, translated into tangible goals include:

- Provide affordable housing to extremely low-, very low-, and low-income households of all types in order to prevent homelessness;
- Reduce reports of problems with housing, focusing on low-income renters and owners, and especially the elderly in this category;
- Create affordable housing opportunities for both renters and owners; Increase antipoverty programs that integrate job training and placement, welfare to work initiatives, and other programs aimed at improving opportunities for economic self-sufficiency;
- Promote economic development initiatives in coordination with state and federal programs;
- Provide quality public services to low- and moderate-income residents;
- Provide quality public facilities for the needs of low-and moderate-income households.

The system for establishing the priority for these goals and strategies is predicated upon the following criteria in descending order of importance:

The City and the DEHC have observed a number of significant obstacles to meeting underserved needs. These include:

- A lack of affordable housing;
- Low vacancy rates in public housing;
- A lack of private developer funding;
- The increasing costs of development and construction; and
- A need for increased coordination and collaboration among service providers.

AP-38 Project Summary

Project Summary Information

See above.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Rocky Mount will target CDBG funding to neighborhood revitalization activities in order to maximize outcomes and meet performance measures. The majority of funds will be used for urgent housing repair, blight abatement, and rehabilitation of existing rental and multi-family housing in center-city neighborhoods identified as Target Areas of Opportunity (TAOs). These allocations serve the low- and moderate-income areas of the City and provide multiple benefits with respect to maintaining neighborhoods, providing affordable housing, and creating economic opportunity.

Other activities will continue to be implemented on a scattered site basis. These projects serve to keep low- and moderate-income families and individuals in their homes, thus addressing issues of affordability and sustainability.

Within the rest of the DEHC, housing rehabilitation project activities will occur in Edgecombe and Nash Counties on a scattered site basis. This effort keeps low- and moderate-income, often elderly, families and individuals in their homes.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City and DEHC focus their housing efforts on providing affordable housing for residents of the two counties. These efforts include housing rehabilitation programs as well as redevelopment projects involving the acquisition and rehabilitation of existing units, as described below. Neither the City nor DEHC provide rental assistance, but they do support the efforts of area CHDOs in the development of new housing.

The affordable housing programs and goals are described below:

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	25
Special-Needs	20
Total	145

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	22
Rehab of Existing Units	36
Acquisition of Existing Units	4
Total	62

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Public housing units are located in the larger Consortium jurisdictions of Rocky Mount, Tarboro, and Princeville. Each of these programs is described below. A more complete description of each is found in the Needs of Public Housing section of this plan.

Rocky Mount Housing Authority

The Rocky Mount Housing Authority (RMHA) was formed in 1951 to provide affordable housing to low and very low-income citizens.

RMHA has 754 units of public housing. The City of Rocky Mount and the RMHA partnered to implement the Beal Street Redevelopment Plan and the Neighborhood Stabilization Program in the City. The City acquired a 24-unit townhouse complex, which it rehabbed and sold to RMHA at a considerable discount in order to increase the supply of affordable rental units.

RMHA opened its public housing waiting list in February 2019 to help 50 victims of Hurricane Matthew due to the expiration of FEMA housing assistance.

Rocky Mount Section 8 Inventory

The RMHA has 265 vouchers in the Housing Choice Voucher (HCV) Program. The Waiting List for this program is closed until further notice because the number of applicants far exceeds the expected turnover rate. No HCV units are expected to be lost.

Tarboro Housing Authority

In the Town of Tarboro, public housing is managed by the Town of Tarboro Redevelopment Commission. The Commission manages and operates three public housing developments, one Section 8 housing complex, and 82 units of scattered site public housing.

Princeville Housing Authority

Hurricane Matthew resulted in the displacement of hundreds of families. The entirety of the Town of Princeville's public housing stock was lost due to flooding. The Housing Authority has appealed HUD's decision to not rebuild the units and has received this approval.

To help achieve excellent quality of life and living environment for its public housing tenants, the Rocky Mount Housing Authority (RMHA) and the housing authorities in Tarboro provide funds in support of programs and activities to enhance the lives of these households. Physical improvements such as modernization of kitchens and baths, upgrading heating systems, exterior renovations, and site work (sidewalks, landscaping, paving) represent on-going efforts in that direction.

The City also supports the Rocky Mount Housing Authority's efforts to develop senior assisted housing in response to the increasing number of elderly residents in the City. The City also recognizes the need for additional handicapped units and supports the Rocky Mount Housing Authority's renovation program to create more non-senior handicapped units.

Actions planned during the next year to address the needs to public housing

Rocky Mount and DEHC support the efforts of the public housing agencies to improve the lives of residents through rehabilitation efforts.

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

Rocky Mount Housing Authority actively encourages public housing residents to become involved in management through participation in the newly created Resident Advisory Board and consultations with resident advisory representatives concerning specific needs, issues, or problems.

The City and Rocky Mount Housing Authority also encourage residents to become homeowners through participation in the First-Time Home Buyers program and other resident education and outreach efforts.

The Tarboro Redevelopment Commission has a Resident Advisory Board which provides input into the operations and maintenance of THA.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

A "troubled housing authority or agency" is one that is in its third year of not having met targets for improved performance. Both the Rocky Mount Housing Authority and Tarboro Housing Authority are designated "high performing" agencies.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The City of Rocky Mount and the Consortium communities continue to face significant problems associated with homelessness and the prevention of homelessness. The City and the DEHC, working with the counties, local churches, agencies, and not-for-profit organizations, attempt to monitor the situation and to provide services to meet the needs the homeless and to prevent homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The City of Rocky Mount and the Consortium communities will continue to support agencies working to address homelessness.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

With the resources available, the City attempts to prevent homelessness, address special needs populations, assist the homeless, and eliminate chronic homelessness, through increasing the availability of affordable housing and providing financial support to United Community Ministries (UCM). Given the extent of need and the limited resources available, the City and the DEHC allocates resources to meet these homeless and special needs through the following programs:

- Scattered Site Housing Rehabilitation and Substantial Housing Rehab/Housing Replacement
- Ensuring rehabbed and newly constructed properties are brought up to Energy Star standards.
- The Beal Street Redevelopment in Rocky Mount is focused on property acquisition and demolition in the targeted Happy Hill community. Dilapidated housing was replaced with approximately 80 constructed multifamily housing units,
- The Harambee Square Apartment Renovations in Rocky Mount is providing modern affordable and handicapped accessible units to the senior citizen community.

In addition, the City will continue to assist programs that provide a range of supportive services to persons at risk of becoming homeless. The City works with UCM to develop and implement programs to address the issue of public institutions that may discharge persons into homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter activities will continue through programs at the Bassett Center, the Salvation Army, My Sister's House, Tarboro Community Outreach and the United Communities Ministries' Emergency Shelter.

The City has worked diligently with Rocky Mount Housing Authority on the creation of affordable housing units for transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

There has been an increased need for transitional housing and support services for persons with substance-abuse patients and the mentally ill over the past five years. At this time there is only one transitional housing facility for the mentally ill and it can house only five men. The Edgecombe-Nash County Mental Health Department offers 40 units of permanent supportive housing to men, women and children.

Homeless veterans are identified by outreach teams asking about military service, coordinated assessment staff asking veteran status on assessment, Supportive Services for Veteran Families (SSVF) grantees outreaching to unsheltered veterans and calling referral sources in the community, in addition to veterans calling into the State's veteran hotline. To increase access, CoC staff provide maps and contact information for the CoC and SSVF programs to the NC Department of Military & Veterans Affairs for a resource guide that is distributed to veterans and agencies serving veterans, including Veteran Service Officers. CoC staff ensure that Regional Committees, VA grantees and VA staff are connected, and each region's coordinated assessment system has a specific process for referring identified veterans to VA programs. SSVF grantees are very active in Regional Committees and complete the majority of screening for VA eligibility. Some Regional Committees currently have by-name lists of homeless veterans and the CoC is working on creating a CoC-wide by-name list.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Twin Counties Housing Initiative (TCHI) is a coalition of service providers, faith community representatives, and homeless persons. The City and counties participate in the State of North Carolina's Balance of State Continuum of Care Plan, and the TCHI has submitted a Rapid ReHousing Grant application to meet the growing demand for homeless housing.

TCHI is partnering with the local Social Security office to aid in discharge policy and program eligibility for the homeless.

The City of Rocky Mount has addressed the priorities established by TCHI in the past and will continue to look to this body for direction in developing homeless assistance strategies.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The major barrier to affordable housing in the City of Rocky Mount and the DEHC in general is the high cost of housing created by rising land, infrastructure, and construction costs.

A review of local ordinances, zoning, fees and building codes notes that the City's zoning code permits a wide range of housing construction in a range of areas across the City. The building codes, while contributing in some measure to increased construction costs, are necessary for the health and safety of residents; the same applies to the development standards and subdivision regulations.

The City continues to work to provide more housing opportunities for its residents. There is a lack of incentives for developers to include affordable housing in their proposed developments. These observations are true for the jurisdictions participating in the DEHC.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City and DEHC completed an Analysis of Impediments to Fair Housing in advance of the development of this Consolidated Plan.

The following contributing factors of disparities in access to opportunity were identified, some of which are barriers to affordable housing:

- The availability, type, frequency, and reliability of public transportation
- Impediments to mobility/inaccessible public or private infrastructure
- Location and type of affordable housing
- Location of employers
- Land use and zoning laws
- Location of proficient schools and school assignment policies

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The following information illustrates other actions that Rocky Mount and the DEHC will take to address its priority needs.

Actions planned to address obstacles to meeting underserved needs

The primary impediment to the City of Rocky Mount and the DEHC ability to meet underserved needs is the limited amount of funding to address identified priorities. The Consortium will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs.

Actions planned to foster and maintain affordable housing

The City has been implementing focused community development/revitalization in an effort to provide affordable housing and at the same time maintain good neighborhoods, stop the deterioration of tipping point neighborhoods and turnaround deteriorating neighborhoods. These projects include Beal Street Redevelopment, Genesis Estates, Holly Street Revitalization, Starling Way Apartments, M.S. Hayworth Court, Ravenwood Crossing, and East Grand Avenue Apartments.

In both Edgecombe and Nash Counties, DEHC will continue to utilize HOME funds to rehabilitate dilapidated housing units to help prevent homelessness for families who own their homes but cannot afford extensive repairs.

Actions planned to reduce lead-based paint hazards

The DEHC communities have concentrations of older housing that have a very high chance of containing lead paint as well as concentrations of children in the most susceptible age range. Many of these concentrations of older homes in Rocky Mount are located in the CDBG eligible Census Tracts which have significant low/moderate populations.

It should be noted, however, that the lead-based paint hazard remains a significant problem for all households living in units with lead-based paint.

All contractors are required by the City to have lead Renovation, Repair and Painting (RRP) certification before working on any housing rehabilitation projects.

Actions planned to reduce the number of poverty-level families

Rocky Mount and the DEHC will collaborate with human service, social service, and economic development agencies and organizations to facilitate their efforts and maximize their resources to provide quality services to low-income residents to help them improve their incomes.

Actions planned to develop institutional structure

Investigation of housing partnership tools in other cities, including projects with national housing foundations, is an important first step in establishing new partnerships. The City and the DEHC will research the organization of housing partnerships in other cities of similar size in the southeast to determine what models or techniques might be successfully employed in the Consortium communities.

New and existing public-private partnerships are critical, and must be fostered, expanded, and strengthened. In particular, new methods need to be developed of involving churches, financial institutions, educational institutions, corporations, and foundations.

Actions planned to enhance coordination between public and private housing and social service agencies

See above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed: 0.
 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan: 0. Not borrowing any additional funds.
 3. The amount of surplus funds from urban renewal settlements: 0.
 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan: 0.
 5. The amount of income from float-funded activities: Not applicable.
- Total Program Income: 0.

Other CDBG Requirements

1. The amount of urgent need activities: 0.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Down East HOME Consortium working with recognized CHDO's will provide decent, safe affordable housing for area residents. The period of affordability will be based on the minimum period for Homebuyer, Affordable Rental Housing Development and Rental Assistance programs as described under the HOME Investment Program 24 CFR Part 92 Final Rule September 16, 1996 (92.254).

The original owner shall recapture the full amount of the HOME subsidy from any subsequent sale within the period of affordability. To ensure a fair return to the homeowner in the event of a subsequent sale, the amount targeted for recapture shall be reduced by any lump sum payments with adjustments to be made on an annual basis. Subsequent to the determination of the amount to be recaptured, the period of affordability will be set. The amount to be recaptured will be divided by the number of years of affordability, which will yield the subsidy to be forgiven for each year during the period of affordability. Each year the house remains unsold, the recapture amount will be reduced by the forgiven subsidy. Such reductions will take effect in arrears on the anniversary date of the loan on an annual basis. The recapture amount for the new year shall be set after deducting the amount to be forgiven and any lump sum payments. Additional information, in detail, covering the Consortium's Resale and Recapture Policies are presented below (#3).

3. Recapture

To ensure affordability, the Consortium will impose recapture requirements. The primary policy of the Consortium is to rely on "Recapture" provisions as a tool to insure affordability to potential low and very low-income buyers. The "Recapture" provisions are set forth as follows:

1. These provisions will ensure that the City and DEHC recoup all or a portion of the HOME assistance to the homebuyers if the housing does not continue to be the principal residence of a qualifying family for the duration of the period of affordability. The period of affordability will be based upon the total amount of HOME funds subject to recapture described in Paragraph 1 of this section.
2. Based on the circumstances of each occurrence, the City and the DEHC will impose either of the following options for recapture requirements:
 - a. Recapture entire amount. The City of Rocky Mount and the DEHC may opt to recapture the entire amount of the HOME investment from the homeowners, or,

- b. Reduction during Affordability Period. The City of Rocky Mount and DEHC jurisdiction may reduce the HOME investment amount to be recaptured, on a prorated basis for the time the homeowner has owned and occupied the housing, measured against the required affordability period.
- c. The City of Rocky Mount and DEHC may permit the homebuyer to recover the homebuyer's entire investment (down payment and capital improvements made by the owner since purchase) before recapturing the HOME investment.
- d. Amount subject to recapture. The HOME investment that will be subject to recapture will be based on the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e., the development subsidy). The recaptured funds must be used to carry out HOME-eligible activities. If the HOME assistance is only used for the development subsidy and therefore not subject to recapture, the resale option must be used.

4. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Periods of Affordability

The Down East Home Consortium understands that any HOME-assisted Housing must meet the affordability requirements for not less than the applicable period specified in the following chart, beginning after project completion. The per unit amount of HOME funds and the affordability period that they trigger are described below:

Under \$15,000:	5-year period of affordability
\$15,000 - \$40,000:	10-year period of affordability
Over \$40,000:	15-year period of affordability

In the case of foreclosure or transfer of title by deed in lieu on the Homebuyer, the requirement of affordability will terminate. However, the termination will cease to be in effect if the owner of record before the aforementioned action obtains an ownership interest through family or business ties.

The proceeds from the sale of the dwelling acquired and constructed and/or rehabilitated will be used to create additional affordable housing for homebuyers.

The Homebuyer will execute the Declaration of Deed Restrictions. The City of Rocky Mount will monitor each sale initiated. Along with the Declaration being executed at the loan closing, a request for notice will be executed thereby providing notice to the City in the event of foreclosure or such similar actions or transfer of title through a legitimate sale.

5. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable.

Appendix A

Written Comments

