

DRAFT 2019 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Public Comment Period: August 24, 2020 – September 10, 2020

2019 CAPER

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Introduction

The document that follows is the DRAFT Consolidated Annual Performance and Evaluation Report (CAPER) for the City of Greenville, North Carolina for the period of July 1, 2019- June 30, 2020. The CAPER reports the City of Greenville's use of federal entitlement funds and the number of demographics of the individuals served with federal Community Development Block Grant (CDBG) and HOME Investment Partnership funds during the plan year. HUD requires that cities receiving federal housing and community development funds submit this report every September.

This CAPER is the second year report of accomplishments within Greenville's Five Year Consolidated Plan, 2018-2022. The Citizen Participation Plan requires the opportunity for public comment on the CAPER before submitting it to HUD.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The Consolidated Annual Performance and Evaluation Report (CAPER) details the housing and community development activities executed by the City of Greenville Community Development Department's Housing Division during the 2019 program year. This timeline ran from July 1, 2019 to June 30, 2020. This program year was the second of five addressed in the 2018-2022 Consolidated Plan, which details the needs and priorities for the five-year time period. The 2018 Annual Action Plan established the intent of affordable housing through owner-occupied housing rehabilitation, increased rental housing opportunities, reduction of slum and blight in residential areas, and increased homeownership opportunities. These efforts are prioritized within the West Greenville Redevelopment Area within the Neighborhood Revitalization Strategy Area (NRSA). These priority neighborhoods are bounded by the Tar Tiver on the north, Green Street on the east, Tenth Street Connector on the south, and Memorial Drive on the west.

The City executed several substantial rehabilitations in and around the Lincoln Park neighborhood, location of concentrated block-level revitalization. Here, staff is partnering with other agencies to implement a myriad of housing and community development activities to achieve maximized return. In addition to the owner-occupied rehabilitations, staff began construction of four new single-family houses intended for homeownership. Bill Clark, a new private partner in the West Greenville community, was selected as the builder. These units broke ground in

February of 2020 and neared completion by the close of the program year. They are expected to sell early in the 2020 program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Addressing Homelessness	Homeless	CDBG: \$28635	Homelessness Prevention	Persons Assisted	650	0	0.00%	650	148	22.7%
Addressing Homelessness	Homeless	CDBG: \$28635	Housing for Homeless added	Household Housing Unit	1	0	0.00%	1	0	0.00%
Affordable Housing Preservation and Development	Affordable Housing	CDBG: \$1104126 / HOME: \$1735360	Rental units constructed	Household Housing Unit	10	0	0.00%	10	0	0.00%
Affordable Housing Preservation and Development	Affordable Housing	CDBG: \$1104126 / HOME: \$1735360	Homeowner Housing Added	Household Housing Unit	10	0	0.00%	6	0	0.00%

Affordable Housing Preservation and Development	Affordable Housing	CDBG: \$1104126 / HOME: \$1735360	Homeowner Housing Rehabilitated	Household Housing Unit	10	3	30.00%	10	10	100.00%
Affordable Housing Preservation and Development	Affordable Housing	CDBG: \$1104126 / HOME: \$1735360	Direct Financial Assistance to Homebuyers	Households Assisted	6	0	0.00%	6	1	16.67%
Creation of decent affordable housing	Affordable Housing Public Housing		Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Expansion of Available Public Services	Non-Housing Community Development	CDBG: \$100000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	24		1862	450	24.16%
Expansion of Available Public Services	Non-Housing Community Development	CDBG: \$100000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1862	0	0.00%			

Provide resources to special needs population	Homeless Non-Homeless Special Needs		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	621		0	0	
Provide resources to special needs population	Homeless Non-Homeless Special Needs		Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$200000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	0.00%	50	0	0.00%
Reduce Slum and Bligh in Residential Areas	Non-Housing Community Development	CDBG: \$150000	Buildings Demolished	Buildings	3	0	0.00%	3	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City’s goals, as identified in the strategic plan of the Consolidated Plan, included fifteen (15) broad projects to address over the five-year plan period. During the 2019 program year, the City was allocated \$918,753 for the Community

Development Block Grant and \$495,622 for HOME Investment Partnership. Funds were utilized to continue top priority activities such as owner-occupied rehabilitation, assistance to non-profits, and creation of new homeownership opportunities through new construction and down payment assistance. Restrictions for maintaining a fifteen (15) percent limit on public service and twenty (20) percent on program administrative costs have been met.

Homeowner rehabilitation accounted for \$779,363.91 and met the annual goal of ten (10) units rehabbed. This program extends the lifespan on owner-occupied housing units, allowing citizens to remain in their homes and neighborhoods. This program is supplemented with additional funding from Greenville Utilities in the amount of \$198,315.38 to address energy efficiency improvements that may also reduce utility bills for occupants, improving affordability.

Federally funded direct financial support was provided to one (1) first-time homebuyer. The City makes available up to \$20,000 for the purposes of downpayment assistance to low- to moderate- income buyers citywide. The goal was to provide funding to two (2) buyers during the 2019 program year. A total of \$59,900 was used to make homeownership attainable for that family with HOME funds, but local dollars supported an additional two (2) homebuyers. Staff expects to increase the number of down payment subsidies provided in 2020 by making available assistance with the sales of new construction initiated during this program year.

Local non-profits that extend the reach of the CDBG program in our city continued to be supported through the Sub-Recipient program. Public service funding was awarded to the following agencies: Community Crossroads Center, Center for Family Violence Prevention, Pitt County Council on Aging, ECU Family Therapy Clinic, Literacy Volunteers of America-Pitt County, Boys and Girls Club, ECU Intergenerational Center, and Martin-Pitt Partnership for Children. Total funding expended on non-profits in the form of eligible reimbursement came to \$56,661.88 and benefited a total of 329 individuals. Many activities were suspended during the fourth quarter of the program year due to COVID-19. This may have resulted in fewer beneficiaries served. Each agency was afforded the ability to extend their contract for three months as a result. Any accomplishments made during that extension will be reported on the 2020 CAPER.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	143	0
Black or African American	302	1
Asian	2	0
American Indian or American Native	6	0
Native Hawaiian or Other Pacific Islander	0	0
Total	460	1
Hispanic	17	0
Not Hispanic	443	1

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

Narrative

CDBG and HOME funds made it possible to assist 461 families. The majority of program beneficiaries self reported as Black or African American. While the City works to support all qualifying families within citylimits, the Neighborhood Revitalization Strategy Area (NRSA), encompassing both the Uptown District and West Greenville Redevelopment Area, presents neighborhoods primarily composed of African-American households. Affordable housing and non-housing community development programs are available to all qualifying residents regardless of race or ethnic background.

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,737,876	1,364,599.71
HOME	public - federal	1,784,922	281,239.55

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
GREENVILLE SCATTERED SITE AREAS	25	33	Scattered site activities included funding of non-profits citywide and owner-occupied rehabilitation.
West Greenville NRSA	75	67	While 67% of expended CDBG and HOME funds were for activities in West Greenville, an additional \$207,971 was encumbered for ongoing construction. The total commitment in expended and encumbered dollars equates to 83%, exceeding the goal.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City maximizes opportunities to address housing and community development needs by leveraging additional resources to:

1. Provide energy efficiency improvements to owner-occupied homes;
2. Provide down payment assistance to homebuyers in priority areas;
3. Support administrative costs of program delivery;
4. Support victims of natural disasters.

Several City-owned, vacant lots are leased by citizens and civic organizations to create community gardens to increase access to healthy, affordable food and to support ongoing neighborhood revitalization.

The City continues to provide lead hazard control and related healthy homes improvements to residents with children under age six (6). These funds are available for forty-two (42) months and provided by the U.S. Department of Housing and Urban Development Office of Lead Hazard Control and Healthy Homes.

Infrastructure improvements supporting a North Carolina Housing Finance Agency tax-credit project is underway through a grant from the NC Department of Commerce. These projects create affordable housing for low- and moderate-income renters.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,088,481
2. Match contributed during current Federal fiscal year	309,830
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,398,311
4. Match liability for current Federal fiscal year	123,905.50
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,274,405.50

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
	6/7/1/2019	309,830						309,830

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	4					4
Dollar Amount	\$485,600					\$485,6000
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	4		4			
Dollar Amount	485,600		\$485,600			
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

N/A

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

N/A

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CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	650	148
Number of Non-Homeless households to be provided affordable housing units	27	11
Number of Special-Needs households to be provided affordable housing units	0	0
Total	677	159

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	19	0
Number of households supported through Rehab of Existing Units	10	10
Number of households supported through Acquisition of Existing Units	3	0
Total	32	10

Table 12 – Number of Households Supported

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

During the 2019 program year, funds were made available for potential rental development. While no projects have yet been initiated, staff is assessing opportunity to create new rental housing. The rehabilitation of existing units continues to be a stable means to provide affordable housing in the community. The potential for acquisition of property to expand the impact in Lincoln Park will remain in the budget.

Discuss how these outcomes will impact future annual action plans.

While not all outcomes were met, the planning process continues in an effort to meet expectations during the 5-year planning period.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	314	0
Low-income	96	1
Moderate-income	38	0
Total	448	1

Table 13 – Number of Households Served

The City is committed to its expectation of 70% of funds or greater benefiting low- and moderate-income individuals and families. Roughly 97% of all beneficiaries during the 2019 program year were LMI.

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City participates in several community efforts to address homelessness. City staff are active with the Continuum of Care and collaborate with agencies within the region to support homeless needs. Community Crossroads Center is also a CDBG sub-recipient where funding supports evaluating, referring and supporting homeless individuals and families.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through CDBG public services, the city provided financial support to the Center for Family Violence Prevention, an agency that houses abused women and children. Community Crossroads Center is also funded to assist homeless persons in the city with emergency shelter.

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

Literacy Volunteers of Pitt County was a sub-recipient of the CDBG program offering job training for low-income citizens. Their program was geared at providing the skills necessary to secure employment as a means to mitigate housing insecurity.

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

Safe family visits were provided through the Center for Family Violence Prevention in 2019. Also, transitional housing for domestic violence victims and their children is available in multiple locations.

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

Actions taken to address the needs of public housing

There are four (4) public housing authority agencies in the Pitt County area including the Greenville Housing Authority. Combined, there are 1,198 units made available to low-income residents. In Greenville, there are 714 units.

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

During the 2019 program year, the City's Housing Division partnered with Greenville Housing Development Corporation, the non-profit arm of the Housing Authority, to provide monthly homebuyer counseling workshops through February 2020.

Actions taken to provide assistance to troubled PHAs

There are no PHAs considered troubled in the area.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Public policy will always affect groups or individuals in one way or another. However, most of the time, policies are put in place to make environments more equitable. There are instances where public policy will adversely affect a minority group more so than others. In Greenville, North Carolina, there are a couple of policies that create barriers to affordable housing.

Non-living wages: Housing prices in Greenville are among the highest in Pitt County, yet wages have not kept up with rents and housing prices. A working adult earning a \$7.25 minimum wage makes \$15,080 per year, which places them just above 30% AMI for an individual. An adult would have to work two full-time jobs to place themselves near 80% of AMI. In addition, families receiving public assistance, such as Temporary Assistance for Needy Families (TANF) or Supplemental Security Income (SSI), receive a fixed amount of a few hundred dollars a month for basic needs, such as housing, food and health care. Some fixed incomes are always in danger of being cut.

Mental illness: The State of North Carolina has pivoted several times in the business of handling mental illness. In 2001, the State Legislature created the “Mental Health Systems Reform Act.” The State privatized the arrangement of local and regional mental health services, thus requiring that local jurisdictions contract delivery of services. As a result, most would note that the quality of care that North Carolinians with mental illness receive has declined. Moreover, allegations of fraud and waste have increased. The most recent pivot is to cut funding to many of the family care homes around the state. This would certainly adversely affect a small group of people and potentially make them homeless.

Financing: In the financial industry, credit terms are tightening and lenders are paying more attention to widening gaps in sources which requires more money upfront from the borrowers. Historically, borrowers negotiated with lenders based on the borrower’s creditworthiness, collateral, and track record. For various reasons, the lenders are looking beyond just the numbers of the borrowers. Public policy allowed the banks and other financial institutions to relax their lending standards over a decade, and now those standards have tightened – along with the lending mentality. The lack of available financing for low to moderate income households will become a larger barrier to affordable housing over the next five years.

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

Through CDBG subrecipient funding, programs were continued and expanded that provide workforce development, literacy, and financial literacy content to low-income citizens and those with unmet needs.

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

HUD requires that all residential properties built before 1978 receiving federal funds are tested for lead-based paint and any lead hazards discovered are to be addressed. The City of Greenville tests for lead in all rehab units constructed prior to 1978. Also, the City has obtained \$1.3 million to address lead hazards in units with children under 6 until 2023.

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

City of Greenville home rehabilitation programs inherently address poverty by preserving housing stock often occupied by low-income households. Preserving affordability and increasing the lifespan of a home for low-income families reduces the risk of financial crisis. The City also leverages funds to assist with energy efficiency improvements for low- to moderate-income homeowners to assist with affordable sustainability. Several programs supported by Public Service allocations also support employment opportunities for residents.

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

The City of Greenville, through its Housing Division, other public agencies, private developers and contractors, and the network of housing subrecipients and Community Housing Development Organizations (CHDOs) is effectively organized to utilize all of the funding received through the various state/federal programs.

The private sector is provided with incentives for developing affordable rental housing through tax credits provided by the federal tax credit program. Tax credits provide developers with an additional North Carolina subsidy for low-income apartment construction. In addition, each year, efforts are made to work with local institutions to provide housing and economic opportunities for low-income persons through public service activities and participation in the Pitt County Continuum of Care. During 2019-2020, the City partnered with the State and Woda Cooper to implement infrastructure improvements to tax credit housing. Additionally, Bill Clark Homes became a partner in the West Greenville NRSA, creating new affordable housing.

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

The Pitt County Continuum of Care began in 2001 and has successfully grown into a regional organization made up of local government agencies, housing providers and service providers. The development of the continuum and participation by the City of Greenville will greatly enhance coordination between these agencies. City staff works to coordinate and refer citizens to partnering agencies as necessary. The Greenville Housing Authority is the City's partner in both supportive housing and lease-purchase programming to assist with transition from public housing to homeownership as desired. Staff has also engaged the Pitt County Department of Social Services and School System to help identify families with children in need of lead control.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the 2019 program year, the City of Greenville continued to fund affirmatively furthering fair housing marketing actions. Staff planned to partner with the Greenville Housing Authority and Human Relations Council to host a workshop on fair housing; however, arrangements have been postponed due to COVID-19. Information is also provided monthly at the homebuyer counseling workshops, which too, have been postponed due to COVID-19 with the intent to return virtually in 2020.

The City of Greenville will continue to use administrative dollars to fund fair housing activities by employing staff to coordinate all fair housing and human relations activities.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Housing Division staff conducts formal monitoring of CDBG and HOME funded programs annually. Each monitoring visit includes reviewing procedures to ensure regulatory compliance with the Code of Federal Regulations and consistency with approved scope of work. General financial and accounting procedures are reviewed in accordance with the Office of Management and Budget circulars. Should a finding, or concern, be identified, technical assistance is provided to correct the agency error. If the concern is severe or continues, reimbursement of funds may be suspended and/or the subrecipient could jeopardize future funding opportunities. During the 2019 program year, staff continued the newly implemented quarterly reporting for subrecipients to maintain closer, more effective relationships.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The “Notice of Availability” of the CAPER for review and to receive public comments was published in the local paper on August 17, 2020. The CAPER was made available for a period of 23 days, exceeding the 15 day requirement. The “Notice of Public Hearing” to receive public comments at the City Council meeting was published in “The Daily Reflector” on August 17, 2020. The public hearing was held by City Council on September 10th, 2020.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

NA

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

NA

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

NA

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CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

NA

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

NA

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)