

FY2016

CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT

DRAFT

HOME To Neighborhoods & Business



CDBG

ESG

HOME

HOPWA



CHARLOTTE

NEIGHBORHOOD & BUSINESS
SERVICES

Charlotte – Mecklenburg Regional Housing Consortium

September 2016

Please Discard Draft After 9-28-16

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CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Executive Summary

The FY2016 Consolidated Annual Performance and Evaluation Report (CAPER), describes the results and benefits produced by the City of Charlotte as projected by the City's FY2016 Annual Action Plan.

The City of Charlotte carries out federal programs administered by the U.S. Department of Housing and Urban Development (HUD). In addition, the City uses local funds for community development activities. The CAPER describes performance achievements to HUD for the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Emergency Solution Grant (ESG)

Funding from these programs is used to provide and promote decent and affordable housing, a suitable living environment and expanded economic opportunities for Charlotte's citizens.

The City of Charlotte's Housing Policies support the need for safe and decent housing for low and moderate-income households and identifies the following goals:

- Provide temporary rental assistance
- Finance permanent supportive rental housing
- Provide opportunities for homeownership
- Provide programs to support persons with HIV/AIDS
- Increase the supply of affordable rental housing

CAPER

2

- Improve existing housing stock
- Support facilities and programs for the homeless
- Increase neighborhood sustainability
- Promote business growth and a robust workforce.

The City of Charlotte's Housing Policy embraces HUD's national goals established by HUD to provide decent and affordable housing; provide suitable living environment; and expand economic opportunities to benefit low and moderate-income households.

In FY2016, the City of Charlotte and its partners implemented a number of housing and community development activities in the Charlotte community. The following reflects a portion of the City's achievements in FY2016:

267 affordable housing units were produced through investments in new construction and housing rehabilitation using federal funding.

253 households received down-payment assistance to purchase a home.

4,770 persons benefited from the Emergency Solution Grant and HOPWA funded programs along with HOME-funded Tenant Based Rental Assistance.

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
Finance permanent supportive rental housing.	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Rental units constructed	Household Housing Unit	10	0	0.00%			
Improve existing housing stock.	Affordable Housing	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Rental units rehabilitated	Household Housing Unit	200	180	90.00%	10	120	1,200.00%
Improve existing housing stock.	Affordable Housing	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Homeowner Housing Rehabilitated	Household Housing Unit	325	93	28.62%	75	93	124.00%
Improve existing housing stock.	Affordable Housing	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Improve existing housing stock.	Affordable Housing	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	2	

Increase neighborhood sustainability.	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	425	0	0.00%	0	0.00%	0	0.00%
Increase neighborhood sustainability.	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	300	0	0.00%	300	0.00%	0	0.00%
Increase neighborhood sustainability.	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Facade treatment/business building rehabilitation	Business	2	0	0.00%	0	0.00%	0	0.00%
Increase neighborhood sustainability.	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Rental units rehabilitated	Household Housing Unit	12	0	0.00%	0	0.00%	0	0.00%
Increase neighborhood sustainability.	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Homeowner Housing Added	Household Housing Unit	8	0	0.00%	4	0.00%	0	0.00%

Increase neighborhood sustainability.	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	0	0	0.00%				
Increase neighborhood sustainability.	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Direct Financial Assistance to Homebuyers	Households Assisted	8	0	0	0.00%				
Increase neighborhood sustainability.	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Buildings Demolished	Buildings	4	0	0	0.00%				
Increase neighborhood sustainability.	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Other	Other	0	0	0		20	19		95.00%
Increase the supply of affordable rental housing.	Affordable Housing	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Rental units constructed	Household Housing Unit	20	0	0	0.00%	2	0		0.00%
Increase the supply of affordable rental housing.	Affordable Housing	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Homeowner Housing Added	Household Housing Unit	0	0	0		2	0		0.00%

Promote business growth and a robust workforce.	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	625	12.50%	1000	625	62.50%
Provide opportunities for homeownership.	Affordable Housing	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Homeowner Housing Added	Household Housing Unit	1575	253	16.06%	325	253	77.85%
Provide opportunities for homeownership.	Affordable Housing	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Provide opportunities for homeownership.	Affordable Housing	CDBG: \$ / HOME: \$ / Local HOME Match: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Provide programs to support persons with HIV/AIDS.	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2380	578	24.29%	529	578	100.9%
Provide programs to support persons with HIV/AIDS.	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	320	61	19.06%	71	61	85.92%

Provide programs to support persons with HIV/AIDS.	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	0	127	0	127	0	127
Provide programs to support persons with HIV/AIDS.	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	Housing for People with HIV/AIDS added	Household Housing Unit	12	2	2	2	16.67%	100.00%
Provide programs to support persons with HIV/AIDS.	Affordable Housing Non-Homeless Special Needs	HOPWA: \$	HIV/AIDS Housing Operations	Household Housing Unit	175	272	35	272	100.55%	777.14%
Provide temporary rental assistance.	Affordable Housing Homeless	HOME: \$ / ESG: \$ / Local HOME Match: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	925	212	125	212	22.92%	169.60%
Support facilities and programs for the homeless.	Homeless	ESG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	400	0	0	0	0.00%	
Support facilities and programs for the homeless.	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	10000	0	4620	4416	0.00%	95.58%

Support facilities and programs for the homeless.	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	50	0	0.00%	50	12	24.00%
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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 of Charlotte and its partners continue to make the housing, economic and community development needs of Charlotte’s low and moderate-income residents the focal point for federal and local funded programs.

The City’s success in neighborhood revitalization is measured by increased homeownership; housing construction and rehabilitation, investments in remove economic barriers for low and moderate income families and neighborhood improvements.

CDBG funding in FY2015 was specifically focused in three areas: housing rehabilitation, Out of School time training and neighborhood revitalization. The City continues to support the redevelopment of Brightwalk, a mixed income development and designated Revitalization Strategy Area. The City also provides housing rehabilitation for low income families through its SafeHome program and multifamily housing rehabilitation to preserve existing affordable rental housing units.

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	HOPWA	ESG
White	44	281	45	0
Black or African American	1244	1,396	623	0
Asian	0	58	0	0
American Indian or American Native	1	0	0	0
Native Hawaiian or Other Pacific Islander	1	0	0	0
Total	289	1,735	668	0
Hispanic	27	123	12	0
Not Hispanic	263	1,612	654	0

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

Narrative

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		22,000,000	4,480,914
HOME		8,800,000	2,122,045
HOPWA		6,800,000	316,728
ESG		1,700,000	
Other	Local HOME Match	2,000,000	

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
Double Oaks Redevelopment Area	14	14	

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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	2,049,572
2. Match contributed during current Federal fiscal year	502,098
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,551,670
4. Match liability for current Federal fiscal year	420,488
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,131,182

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	
Various	Various	502,098						502,098	

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Data regarding MBE/WBE provided in a separate attached report.

Program Income – Enter the program amounts for the reporting period			
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA
\$ 0	\$ 0	\$ 0	\$ 0
			Balance on hand at end of reporting period
			\$ 0

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						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

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	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

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		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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		212
Number of non-homeless households to be provided affordable housing units		373
Number of special-needs households to be provided affordable housing units		2
Total		587

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance		224
Number of households supported through the production of new units		120
Number of households supported through the rehab of existing units		93
Number of households supported through the acquisition of existing units		0
Total		437

Table 12 – Number of Households Supported

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

Discuss how these outcomes will impact future annual action plans.

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 Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	26	8
Low-income	187	85
Moderate-income	0	83
Total	213	176

Table 13 – Number of Persons Served

Narrative Information

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 of Charlotte partners with the County and non-profit service providers to meet the needs of households experiencing homelessness in the City. Several organizations provide direct street outreach to unsheltered homeless persons. Much of the outreach work conducted in Charlotte is provided by volunteers or paid for by local dollars. This allows federal funds to be used for other activities such as rapid rehousing and shelter operations. Charlotte continues to aggressively target homelessness and deploy funding and processes to end and prevent homelessness.

In FY 2016 Charlotte initiated a coordinated assessment process. Through this process, all persons in need of services are assessed and prioritized based on need and risk. In FY 2016 the City further implemented the coordinated assessment approach by adding diversion. The diversion process seeks to use minimal amounts of funding to redirect persons seeking shelter. For the period of June 2015 through July 2016, 1,038 households were redirected from shelters to more appropriate housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to partner with three shelters providing services to homeless households. The Men's Shelter provides emergency shelter to homeless men. The Salvation Army of Hope provides shelter to women and their minor children. Safe Alliance provides shelter to victims of domestic violence.

Along with the emergency shelter organizations, several other non-profit housing partners assist with providing transitional housing. These organizations provide temporary rental assistance through HOME, ESG, and locally-funded programs. Two partner organizations, Supportive Housing Communities and Urban Ministries, develop supportive housing specifically for chronically homeless men and women. There continues to be a considerable need for services directed at ending and preventing homelessness. The City will continue to fund support for shelters and temporary rental assistance with a goal of self-sufficiency, and capital projects that create new housing options for persons experiencing homelessness.

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

The City's coordinated assessment process assesses all individuals seeking housing assistance and based on a standardized evaluation directs persons to the most appropriate services. In addition, partner agencies work together to connect services to the individual client needs. Agencies such as health providers, law enforcement agencies and more traditional service providers work together to meet specific client needs with a goal of self-sufficiency.

The City of Charlotte, Mecklenburg County and area service providers implemented a diversion program through coordinated assessment which is targeted to families who are experiencing homelessness for the first time. This diversion program allows case managers working with families to determine if funds could be provided which would allow the families to stay housed at their current locations.

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

This year, 240 households accessed one or more City-funded temporary rental assistance programs. This intentional use of funding and partnership with Mecklenburg County to fund case workers directly connected to rental assistance placements is one of the community's core strategies to ensure successful transitions to self-sufficiency. Both the coordinated assessment and diversion processes play key roles in ensuring clients receive the most appropriate services for their individual needs. The City of Charlotte participated in the Mayor's Challenge to End Veteran Homelessness. A coalition of organizations partnered around this work and succeeded in placing 488 veterans in housing since the beginning of the initiative.

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

Actions taken to address the needs of public housing

By June 30, 2016 Charlotte Housing Authority (CHA) had submitted 49 financing plans to the U.S. Department of Housing and Urban Development, solidifying its commitment to a total portfolio conversion to the Rental Assistance Demonstration (RAD) Platform by the end of 2017. All but two of CHA's developments will convert to the RAD platform by the end of calendar year 2016, and the final two developments will make the conversion in 2017.

Moving all of CHA's public housing units to the Project Based Section 8 funding platform via the RAD program will allow CHA to preserve the long-term affordability of its subsidized units without increasing the rental cost to its residents.

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

Charlotte Housing Authority (CHA) has one full-time staff person in our Client Services Department who works with our Resident Advisory Council to encourage residents to become more involved in management decisions. In 2015, CHA launched a Homeownership Voucher Program (HVP). Three families have purchase a home and three more families are close to doing so. A total of 28 families are enrolled in this program. On the public housing side, CHA offers family self-sufficiency services to more than 1,000 households each month. Since 2010, 95 families have purchased a home, and another 509 families have left public housing for the private rental market. All total, we have a 47% successful graduation rate for our self-sufficiency program, a number far above the national average.

Actions taken to provide assistance to troubled PHAs

N/A

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)

The City has adopted a progressive set of codes and ordinances that broadly allow housing throughout the City and provides voluntary incentives for the provision of a mix of housing for households with diverse income. City policies also ensure projects funded by the city are not concentrated in areas with high levels of existing multifamily units. The City actively markets the shortage of and need for housing affordable to households at or below 80% of area median income.

To lessen barriers to affordable housing the City continues to support nonprofit housing agencies, encourage creative partnerships and provide funding to support diverse housing options in the Charlotte Mecklenburg community. This year the City of Charlotte provided funding for tenant based rental assistance, gap financing for multifamily housing construction and funding for multifamily rehabilitation. The City also has a voluntary density bonus program to encourage mixed income developments through provision of higher density developments.

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

Underserved needs are identified as limited housing units available for low and very low income households, limited housing for persons with special needs, and lack of funding to quickly rehouse homeless individuals and households. To address these obstacles, the City; 1) provided gap funding for housing developments that will serve low and very low income households, 2) participated in the development of housing for persons with HIV and formerly homeless and 3) provided housing subsidies designed to quickly rehouse households experiencing a housing crisis such as homelessness.

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

The City of Charlotte has operated the Leadsafe Charlotte Program for over fifteen years. This program, funded by Federal Lead Hazard Control grants and supplemented by CDBG funding, provides lead hazard identification and mitigation services to qualifying households. The City recognizes the risk lead poses to children, especially children in low-income households with limited ability to mitigate lead hazards on their own. The City sponsors comprehensive marketing and outreach to educate citizens on the dangers of lead paint and solicits households to call and schedule a lead inspection at no cost to the family.

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

The City of Charlotte and Mecklenburg County employ various strategies and initiatives to improve economic opportunity for low wealth residents. Most of these efforts are integrated into the goals, programs and policies of the City of Charlotte Neighborhood & Business Services, the Mecklenburg County Department of Social Services and the Charlotte Housing Authority. This year, these strategies included:

- Mecklenburg County's Work First Program to help lift households receiving public assistance out of their poverty circumstances and into full-time employment.
- CHA's Family Self-Sufficiency Program that provides remedial education, counseling, job training referral and placement to public housing residents.
- Local Job-Link system that provides access to training and jobs.
- Mayor's Mentoring Alliance connects Charlotte mentoring organizations for the purpose of promoting best practices through providing workshops, resources and standards for quality service delivery.
- Mayor's Youth Employment Program that provides summer employment opportunities for disadvantaged youth that exposes them to the world of work.
- The Charlotte-Mecklenburg Coalition for Housing (CMCH) is a community based board appointed to implement the Charlotte-Mecklenburg Ten Year Plan to End and Prevent Homelessness. Board Members bring expertise and commitment to the Ten Year plan with authentic and influential experience in homelessness and housing services and are appointed by the Charlotte Mayor, City Council and the Mecklenburg County Commission.

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

The City of Charlotte uses a robust delivery system providing services from emergency shelter to first time homeownership. This year, the City worked with a number of local nonprofit housing agencies who provide programs and services on behalf of the City. The City acts as the lead agency for the Charlotte Mecklenburg Continuum of Care. This group coordinates efforts to reduce and end area homelessness and provides a continuum of services to low income households. The Charlotte Housing Authority is responsible for all public housing developments in Charlotte Mecklenburg and is also the responsible entity for the Housing Choice Voucher Program. The Charlotte Mecklenburg Housing Partnership is a Community Development Business Organization that works closely with the City on several projects. The City will continue to rely on these partnerships to implement HUD funded housing and community development programs. The City participates in various advisory boards and coalitions that provide continuous feedback on the City's delivery systems and offer suggestions on how to better streamline program delivery and project implementation.

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

The City fostered coordination through its participation as the Lead Agency in the Charlotte Mecklenburg Continuum of Care. The City also established the Charlotte Mecklenburg Coalition for Housing to research and recommend housing best practices and foster coordination between the public and private sectors. The City and many local nonprofit organizations serving homeless individuals continue to work through the Homeless Services Network to coordinate service delivery for families with critical needs related to homelessness.

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

The City of Charlotte has established a robust set of programs and resources to mitigate barriers to fair housing choice. The Charlotte Community Relations Committee works hard to prevent discrimination in Charlotte-Mecklenburg. The Committee accepts formal complaints from any party who feels discriminated against in a public place or in housing because of their race, color, religion, national origin, gender, family status or disability. The Committee also provides fair housing education and outreach services. Charlotte also tests multifamily housing complexes for fair housing compliance.

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

The City institutes a multi-layered monitoring approach to ensure that housing strategy, short and long term goals, program specific regulations and general state and federal statutes are followed.

The planning process produces draft documents that are reviewed internally, reviewed by elected officials and published for comment. The City also conducts several public forums to explain the content and use of the plan document. All plans are then approved by a vote of City Council.

Once plans are approved, activities are developed to achieve the outcomes set forth in the plan. Activities are conducted using multiple delivery methods including City staff, subrecipient, contractors or other third parties such as land owners or developers. Federal, State and local guidelines related to selection of parties who may use federal dollars are followed by staff and reviewed by internal compliance and/or procurement divisions to ensure the selection method complied with applicable regulations.

Once activities are underway, several City staff persons are assigned to monitor activities for compliance including contract monitors, a multifamily project manager and a compliance team who monitors Section 3 compliance and Davis Bacon.

Responsible parties regularly report the status of each activity to ensure plan goals will be completed. At the end of each year, accomplishments are compared to goals to determine the status of plan activities and make any necessary adjustments to future activities.

This year, monitoring was conducted on 16 projects to ensure going compliance:

- CDBG: Charlotte-Mecklenburg Housing Partnership – Brightwalk and Infrastructure; Community Link Voluntary Relocation Program; Crossroads CDC Learning Collaborative;
- HOME/TBRA: Charlotte Family Housing; The Men’s Shelter; Salvation Army; Down Payment Assistance Program;
- HOPWA: Carolinas Care Partnership;
- ESG: Community Link (RR and Prevention); The Men’s Shelter (Shelter, RR); Salvation Army (Shelter, RR); Supportive Housing Communities (RR); Safe Alliance (Shelter); Friendship CDC (Shelter); The Relatives (Outreach); and Urban Ministries (Outreach).

The City of Charlotte also separately monitors Davis Bacon, Section 3, environmental and State Historic Preservation Office compliance to ensure projects comply with all applicable crosscutting requirements.

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 City of Charlotte publishes notices in local English and Spanish newspapers requesting feedback on the CAPER document. To ensure access, the draft document is available at City of Charlotte government offices as well as libraries throughout the city. Comments are accepted by mail or email for a period of no less than fifteen days.

PUBLIC NOTICE
NEIGHBORHOOD & BUSINESS SERVICES
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
AVAILABLE FOR PUBLIC REVIEW & COMMENTS

The City of Charlotte's Neighborhood & Business Services Key Business is preparing submission of the Consolidated Annual Performance & Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD). The report outlines progress toward carrying out priorities and specific objectives identified in the City's FY2016 Action Plan during the period July 1, 2015 through June 30, 2016.

Copies of the report are available for review September 14, 2016 through September 28, 2016. Your participation in this process will help ensure that the needs of Charlotte's citizens are understood and federal resources are allocated to meet the needs of the community. Please take advantage of this opportunity by reviewing a draft copy of the document at one of the following locations:

Neighborhood & Business Services Old City Hall 600 E. Trade Street, Charlotte, NC	Charlotte Housing Authority 400 East Boulevard, Charlotte, NC
Charlotte-Mecklenburg Library - Main 310 North Tryon Street, Charlotte, NC	Hickory Grove Library 5935 Hickory Grove Road, Charlotte, NC
Independence Regional Library 6000 Conference Drive, Charlotte, NC	Plaza Midwood Library 1623 Central Avenue, Charlotte, NC
Sugar Creek Library 4045 N. Tryon Street, St. A, Charlotte, NC	West Boulevard Library 2157 West Boulevard, Charlotte, NC
Belmont Regional Center 700 Parkwood Avenue, Charlotte, NC	Mountain Island Library 4420 Hoyt Galvin Way, Charlotte, NC

(Note: For Public Libraries hours of operation, please visit www.plcmc.org/locations)

The draft document can also be reviewed at nbs.charlottenc.gov
 For additional information or to make comments please contact:
 Wendy Bashore
 Neighborhood & Business Services
 600 East Trade Street
 Charlotte, North Carolina 28202-2859
wbashore@ci.charlotte.nc.us
 Telephone (704) 336-4211 (voice) or (704) 336-5943 (TDY)

LP2051770

CAPER Advertisements


SERVICIOS DE VECINDARIO Y NEGOCIO
CONSOLIDAR EL REPORTE ANUAL DE EVALUACIÓN Y RENDIMIENTO
DISPONIBLE PARA OPINIÓN PÚBLICA Y COMENTARIOS

Los Servicios de Vecindario y Negocio, Negocio Clave de la ciudad de Charlotte están preparando de Consolidar El Reporte Anual de Evaluación y Rendimiento (CAPER), para el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). El informe describe el progreso hacia la realización de las prioridades y objetivos específicos, identificados en el FY2016 Plan de Acción Anual durante el período de el 1 de julio de 2015 a través del 30 de junio de 2016.

Copias del informe están disponibles para revisión el 14 de septiembre de 2016 a través de el 28 de septiembre de 2016. Su participación en este proceso lo ayudará a asegurarse de que se entiendan las necesidades de los ciudadanos de Charlotte y los recursos federales se asignan para satisfacer las necesidades de la comunidad. Por favor aproveche esta oportunidad al revisar una copia del borrador de este documento en uno de los siguientes lugares:

Neighborhood & Business Services Old City Hall 600 E. Trade Street, Charlotte, NC	Charlotte Housing Authority 400 East Boulevard, Charlotte, NC
Charlotte-Mecklenburg Library - Main 310 North Tryon Street, Charlotte, NC	Hickory Grove Library 5935 Hickory Grove Road, Charlotte, NC
Independence Regional Library 6000 Conference Drive, Charlotte, NC	Plaza Midwood Library 1623 Central Avenue, Charlotte, NC
Sugar Creek Library 4045 N. Tryon Street, St. A, Charlotte, NC	West Boulevard Library 2157 West Boulevard, Charlotte, NC
Belmont Regional Center 700 Parkwood Avenue, Charlotte, NC	Mountain Island Library 4420 Hoyt Galvin Way, Charlotte, NC

(Nota: para los horarios de las bibliotecas públicas, por favor visite www.plcmc.org/locations)

El documento de este proyecto también puede ser revisado en nbs.charlottenc.gov.

Para obtener más información o para hacer comentarios por favor contacte:
 Wendy Bashore
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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.

The City's CDBG funded programs were conducted as specified the 2016 Action Plan. The programs yielded their intended outcomes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
--	----

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

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.

HUD regulations require annual compliance monitoring and on-site inspections for rental housing developments consisting of 26 or more units to be inspected annually, inspections every two years for developments of 5-25 units and every three years for developments of 1-4 units.

The following HOME funded rental units were monitored in FY2016:

Arbor Glen III	Montgomery Gardens
Springfield Gardens	Honeycreek Senior Apartments
Olando Street	St. Andrews Homes
Pressley Ridge	Nia Point
Belmont Springs	Rachel Street
Jones Street	LaSalle at Lincoln Heights
McNeel Apartments	Tyvola Crossings II
Cherry Garden Apartments	LaSalle Street Duplexes
Fairmarket Square Apartments	Friendship Gardens
Bradford Apartments	Pamlico Apts. (Sparrow Run)

Year-end monitoring activities included approval of tenant rent increases, review of rent rates, income limits and utility schedules, unit mix, lease protections, property inspections, review of maintenance plans, random tenant file reviews for income verification, tenant re-certification and accurate rent calculations. No questionable findings were revealed during the review of tenant files. The overall units and grounds were satisfactorily maintained and inspected. Based on the City's inspection, letters regarding needed repairs were sent to property owners. All repairs and recommendations were satisfactorily completed.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

The City of Charlotte uses HOME funding in two ways that facilitate affirmative marketing practices. The City's down payment assistance program provides funding for the purchase of market rate units and using home funding to increase affordability and funding access through down payment and closing cost assistance. The City of Charlotte and its partner, the Charlotte Mecklenburg Housing Partnership provide outreach and training to real estate agents and first loan providers to ensure the program is widely utilized. Outreach to lenders is focused on lending organizations that have community based loan programs often accessed by minority homebuyers.

HOME funds are also used by nonprofit partners to develop various types of affordable housing products. The City requests each partner to develop and implement an affirmative marketing plan related to their project to ensure equal access to the developed housing resource.

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

This City of Charlotte received and expended \$842,573 in program income during the project year. A report on these activities is attached in section CR-00.

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)

The City of Charlotte works as a collaborative partner with nonprofit organizations as well as State and Federal government to promote and increase diverse housing options within the City. In addition to the investment of Federal funds in affordable housing development and preservation, the City operates a Housing Trust Fund. This funding source has provided over \$100 million in housing investments in Charlotte, acting as a major gap financing instrument for tax credit housing and a primary funding source for over \$36 million in supportive housing development.

Along with the City's finance commitment, City Council continues to direct staff to implement affordable housing best practices. One area currently under review is City surplus property and what role these physical assets might play in the provision of additional affordable housing units.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	130	74
Tenant-based rental assistance	0	61
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	35	40
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0
Total		175

Table 14 – HOPWA Number of Households Served

Narrative

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	CHARLOTTE
Organizational DUNS Number	071064166
EIN/TIN Number	521333483
Identify the Field Office	GREENSBORO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Charlotte/Mecklenburg County CoC

ESG Contact Name

Prefix	Ms
First Name	Joan
Middle Name	0
Last Name	Campbell
Suffix	0
Title	Assistant Director N&BS

ESG Contact Address

Street Address 1	600 East Trade Street
Street Address 2	0
City	Charlotte
State	NC
ZIP Code	-
Phone Number	7043362410
Extension	0
Fax Number	0
Email Address	Ncampbell@charlottenc.gov

ESG Secondary Contact

Prefix	Ms
First Name	Joan
Last Name	Campbell
Suffix	0
Title	Assistant Director N&BS
Phone Number	7043362410
Extension	0
Email Address	Ncampbell@charlottenc.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2015
Program Year End Date 06/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: CHARLOTTE
City: Charlotte
State: NC
Zip Code: 28202, 2816
DUNS Number: 071064166
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 444353

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 15 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 22 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 23 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 24 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 25 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 26 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 27 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015

Table 28 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 29 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 30 - Total Amount of Funds Expended on ESG Activities

Attachment

HOME Program Income Report

Voucher Number	HHS Project ID	HHS Act ID	Voucher Created	Voucher Status	Status Date	LOCES Send Date	Grant Number	Grant Year	Fund Type	Recipient FIM	Payee TIN	Program	Drawn Amount	Activity Description
589428	9	532	2/18/2015	Completed	2/18/2015	2/18/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	5,045.00	Town of Hatterasville Norman Park
5208318	9	4281	1/13/2015	Completed	4/1/2015	3/11/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	2,456.38	Town of Division
589468	9	4360	1/20/2015	Revised	1/18/2015	2/18/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	5,045.00	Norman Park Town of Hatterasville
5831375	10	4911	7/17/2015	Completed	7/29/2015	7/29/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	21,558.34	Town of Corellus Corporation
5825812	10	4828	10/11/2015	Completed	8/15/2015	10/15/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	1,750.00	Margaret Strong
5874188	2	4683	11/7/2015	Completed	11/22/2015	12/21/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	1,107.26	Salvation Army TBRA
5894697	2	4666	1/5/2015	Completed	1/18/2015	1/18/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	6,254.35	Mary's Shelter TBRA
5856080	2	4778	10/11/2015	Completed	10/16/2015	10/15/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	96,132.42	Alachua County Family Housing - TBRA Program Delivery
5874200	2	4778	11/17/2015	Completed	12/21/2015	12/21/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	21,218.00	Alachua County Family Housing - TBRA Program Delivery
5893999	2	4911	1/4/2015	Completed	2/5/2015	2/5/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	5,221.00	PeHab
5893121	2	4915	1/6/2015	Completed	2/5/2015	2/5/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	3,147.50	PeHab
5893955	2	4917	1/5/2015	Completed	2/4/2015	2/5/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	8,950.00	PeHab
5874200	7	4926	11/7/2015	Completed	12/22/2015	12/21/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,929.52	Salvation Army TBRA
5025723	7	4916	1/14/2015	Completed	3/17/2015	3/22/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,629.14	Salvation Army TBRA
5821890	7	4926	5/1/2015	Completed	5/12/2015	5/12/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	473.52	Salvation Army TBRA
5894679	7	4917	1/5/2015	Completed	2/18/2015	2/18/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	121,641.20	Charlotte Family Housing TBRA
5895729	7	4917	1/14/2015	Completed	3/22/2015	3/22/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	58,733.18	Charlotte Family Housing TBRA
5892185	7	4917	5/1/2015	Completed	5/12/2015	5/12/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	88,576.96	Charlotte Family Housing TBRA
5893115	2	4934	1/14/2015	Completed	2/5/2015	2/5/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	37,078.24	PeHab
5893124	2	4917	1/5/2015	Completed	2/5/2015	2/5/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	59,570.00	PeHab
5891859	8	5013	1/2/2015	Completed	2/2/2015	2/2/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5891813	8	5014	1/1/2015	Completed	2/2/2015	2/2/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,122.00	House Charlotte Downpayment Assistance
5891882	8	5015	1/2/2015	Completed	2/2/2015	2/2/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5891920	8	5016	1/1/2015	Completed	2/2/2015	2/2/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5891977	8	5017	1/2/2015	Completed	2/2/2015	2/2/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5891916	8	5018	2/1/2015	Completed	2/2/2015	2/2/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5891925	8	5019	1/1/2015	Completed	2/2/2015	2/2/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5891981	8	5020	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	8,188.00	House Charlotte Downpayment Assistance
5891930	8	5021	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5891975	8	5022	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	10,000.00	House Charlotte Downpayment Assistance
5892004	8	5013	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5892116	8	5014	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5892028	8	5015	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5892119	8	5016	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	6,541.22	House Charlotte Downpayment Assistance
5892140	8	5017	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	5,574.25	House Charlotte Downpayment Assistance
5892162	8	5018	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5892117	8	5029	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	5,496.18	House Charlotte Downpayment Assistance
5892152	8	5030	1/2/2015	Completed	2/4/2015	2/4/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5892206	8	5011	1/1/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	10,000.00	House Charlotte Downpayment Assistance
5892142	8	5012	1/1/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5892175	8	5033	1/2/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5892167	8	5034	1/3/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	6,259.44	House Charlotte Downpayment Assistance
5892192	8	5035	1/2/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,229.01	House Charlotte Downpayment Assistance
5892203	8	5036	1/1/2015	Completed	2/5/2015	2/5/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	6,566.33	House Charlotte Downpayment Assistance
5892220	8	5037	1/1/2015	Revised	2/5/2015	2/5/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	5,000.00	House Charlotte Downpayment Assistance
5892195	8	5038	1/2/2015	Completed	2/5/2015	2/5/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5892141	8	5039	1/1/2015	Completed	2/5/2015	2/5/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	1,292.01	House Charlotte Downpayment Assistance
5893189	8	5040	1/1/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5893184	8	5041	1/5/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	10,000.00	House Charlotte Downpayment Assistance
5893183	8	5042	1/5/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	5,119.93	House Charlotte Downpayment Assistance
5893180	8	5044	1/5/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	6,708.18	House Charlotte Downpayment Assistance
5893201	8	5045	1/5/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5893200	8	5046	1/5/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5893208	8	5047	1/5/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5893195	8	5048	1/5/2015	Completed	2/10/2015	2/10/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	1,000.00	House Charlotte Downpayment Assistance
5893203	8	1308	4/11/2015	Completed	4/15/2015	4/15/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	5,000.00	House Charlotte Downpayment Assistance
5015173	8	5308	4/15/2015	Completed	4/15/2015	4/15/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	2,500.00	House Charlotte Downpayment Assistance
5893185	8	5309	4/15/2015	Completed	4/15/2015	4/15/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5893192	8	5310	4/15/2015	Completed	4/15/2015	4/15/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	2,500.15	House Charlotte Downpayment Assistance
5893122	8	5311	4/15/2015	Completed	4/15/2015	4/15/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	7,500.00	House Charlotte Downpayment Assistance
5893159	8	5312	4/15/2015	Completed	4/15/2015	4/15/2015	M15OC370212	2015	PI	521333483	521333483	HQAE	6,850.41	House Charlotte Downpayment Assistance

842,578.09