

**CHARLOTTE MECKLENBURG  
HOME-American Rescue Plan (ARP)  
Allocation Plan**

**DRAFT**

**Participating Jurisdiction:** City of Charlotte

**Date:** Feb 18, 2022 (Draft)

## **Introduction**

In September 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of \$11,566,783 in a new grant called the Home Investment Partnerships Grant American Relief Plan (HOME-ARP) to the City of Charlotte.

The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing, administration and planning, and nonprofit operating and capacity building assistance. A certain portion of HOME-ARP funds must assist people in HOME-ARP “qualifying populations”, which include:

- Sheltered and unsheltered homeless populations
- Currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the City of Charlotte must develop and submit to HUD a HOME-ARP Allocation Plan, which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and community engagement.

## **Consultation**

### ***Summarize the consultation process:***

The City of Charlotte is committed to ensuring all Charlotte-Mecklenburg residents have the opportunity to learn, understand and provide comments regarding the HOME-ARP Allocation Plan. While developing the plan, the city consults with its housing and community development partners. These partners included nonprofit organizations, United Way, Veteran Administration, Inlivan and the Continuum of Care.

Based on partner feedback, a needs assessment, and gap analysis the city developed a draft plan which will be made available for 15 days for review and comment online. Finally, City Council will hold a public hearing prior to approving the plan. Citizen engagement results in better plans that more wholly reflect the needs and aspirations of all Charlotteans.

*List the organizations consulted, and summarize the feedback received from these entities.*

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
United Way Of Central Carolinas	Funder/Nonprofit	Email	Recommend funding: Eligible City of Charlotte residents receiving services through ESG-CV funds currently funded by the City of Charlotte and the State of North Carolina; United Way (Program Administration and Compliance), Socialserve ( Housing), and case management agencies (existing nonprofits providing ongoing support); Continue to subsidize the rent for eligible families to ensure they have the time to continue their path to self-sufficiency; Continue to provide ongoing case management services and outpatient health services such as mental health, substance use, and primary healthcare along with job training, life skills assistance, and assisting with food insecurity; Continue to provide housing navigation services to clients to assist with subsidy, legal agreements, and landlord-tenant issues; Continue to provide overall program management to the agencies including fiscal sponsorship, direct client support, grant compliance, policy work, data collection, and evaluation activities.
Mecklenburg County	Funder/Local Government	Email	No Comment
Inlivan	Housing Provider/PHA	Email	No Comment
Veterans Administration	Housing Provider/VA	Email	No Comment
DreamKey Partners	Affordable Housing Developer/ Nonprofit	Email	No Comment

Salvation Army	Service Provider/ Nonprofit	Email	No Comment
Homeless Services Network	Community Advocate	Email	No Comment
Roof Above	Service Provider/Nonprofit	Email	No Comment
Charlotte-Mecklenburg Continuum of Care Agencies	Services Providers	Email	No Comment

## **Public Participation**

***Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:***

The Charlotte-Mecklenburg HOME-American Rescue Plan (ARP) Allocation Plan will be available online at <https://charlottenc.gov/HNS/Housing/Strategy/Pages/default.aspx> for public comment from February 24, 2022 through March 25, 2022.

The Charlotte City Council will hold a public hearing on the Charlotte-Mecklenburg HOME-American Rescue Plan (ARP) Allocation Plan on February 28, 2022. To sign up to speak, you will need to sign up online at <https://charlottenc.gov/CityClerk/Pages/Speak.aspx> or call 704.336.2248 for assistance.

***Summarize the comments and recommendations received through public participation process:***

A summary of the comments and recommendations received through the public participation process will be provided at the conclusion of the public comment period.

***Summarize the comments or recommendations not accepted and state the reasons why:***

A summary of any comments or recommendations not accepted will be provided at the conclusion of the public comment period.

## Needs Assessment and Gaps Analysis

	Homeless												
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vet	Family (Households and Individuals) <sup>1</sup>	Adults (Individuals)	<u>Children Only</u> (Individuals)	Victims of DV (Individuals)	Family		Adults Only	
# of Beds	# of Units	# of Beds	# of Units	# of Beds	# of Beds					# of Units	# of Beds	# of Units	
Emergency Shelter**	535	7	721	11	55*	<u>172</u> : 580	849	3	71	-45	N/A	-128	N/A
Transitional Housing	103	25	215	215	31*	<u>17</u> : 70	170	0	4	N/A	N/A	N/A	N/A
Rapid Re-Housing	679	211	178	139	36*	N/A	N/A	N/A	N/A	-514 <sup>2</sup>	-154 <sup>3</sup>	-140 <sup>4</sup>	N/A
Permanent Supportive Housing	413	118	945	915	434*	N/A	N/A	N/A	N/A	-59 <sup>5</sup>	-16 <sup>6</sup>	-367 <sup>7</sup>	N/A
Other Permanent Housing	264	87	47	47	N/A	N/A	N/A	N/A	N/A	-112	-33	-37	N/A
Sheltered Homeless	638	32	936	226	86	<u>189</u> : 650	1025	3	75	N/A	N/A	N/A	N/A
Unsheltered Homeless	N/A	N/A	N/A	N/A	N/A	<u>0</u> : 0	269	0	5	N/A	N/A	N/A	N/A

Data: 2021 Point in Time Count and Housing Inventory Count

<sup>1</sup> For families, both the number of household and individuals are provided. This is because to identify the gap for permanent housing, the household is needed to align with the apartment unit (which could be a 1-bedroom or larger), rather than the number of beds.

<sup>2</sup> This number reflects a proportion (81%) of the difference between the total number of individuals in families experiencing homelessness on the night of the Point-in-Time Count and the total number of individuals in families experiencing chronic homelessness on the night of the Point-in-Time Count. This calculation is based upon the assumption that 81% of households experiencing homelessness will need rapid re-housing (short-term subsidy) which is the current composition of permanent housing beds.

<sup>3</sup> This number utilizes the same proportion of currently occupied permanent housing units to beds for family households.

<sup>4</sup> This number was calculated following the same method as used for families.

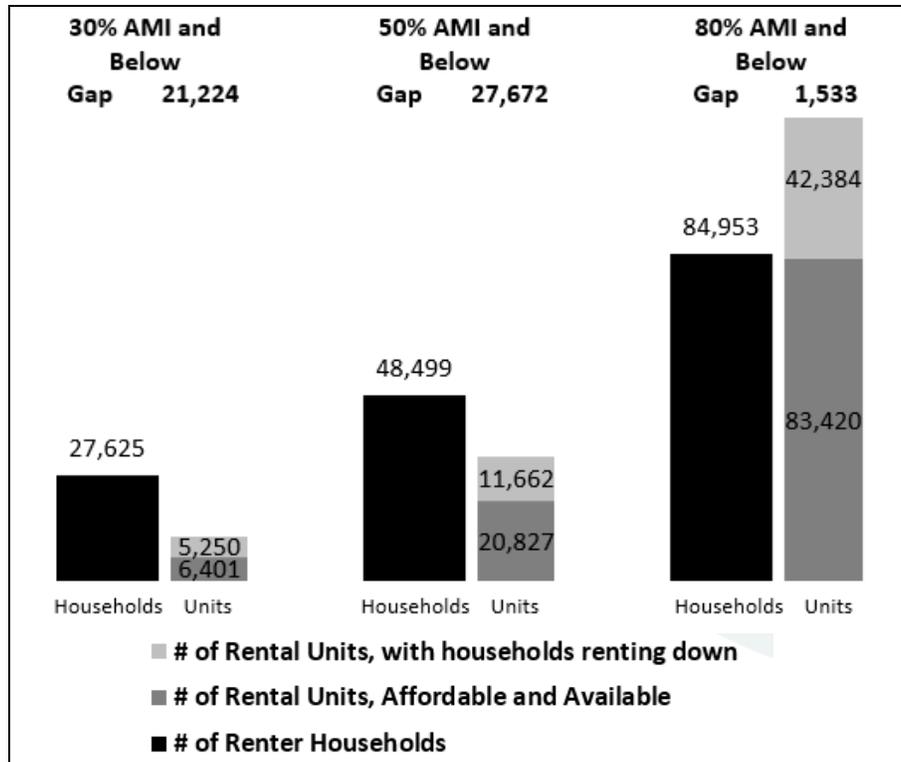
<sup>5</sup> This number reflects the total number of individuals in family households experiencing chronic homelessness on the night of the Point-in-Time Count, and therefore, likely in need of Permanent Supportive Housing. Like all data from the Point-in-Time Count, this is likely an undercount of the total need.

<sup>6</sup> This number reflects the total number of family households experiencing chronic homelessness on the night of the Point-in-Time Count, and therefore, likely in need of Permanent Supportive Housing. Like all data from the Point-in-Time Count, this is likely an undercount of the total need.

<sup>7</sup> This number reflects the total number of adult individuals (not in families) experiencing chronic homelessness on the night of the Point-in-Time Count, and therefore, likely in need of Permanent Supportive Housing. Like all data from the Point-in-Time Count, this is likely an undercount of the total need.

<sup>8</sup> Data included in this gap analysis is from the 2021 Point-in-Time Count, which reflects a snapshot of the number of people experiencing homelessness (need) and the number of beds available to temporarily and permanently house them (capacity). It is important to note that need and capacity not included as part of the Point-in-Time Count is not reflected in this data (which refers to both organizations and the time period for the rest of the year); therefore, this gap analysis represents a portion of the overall gap in the community.

## OPTIONAL Housing Needs Inventory and Gap Analysis Table



The housing gap is calculated as the difference in the number of households and the number of affordable and available rental units at each level of AMI.

The gap in affordable rental housing is partly a function of rental mismatch – that is, households that are renting down in AMI level, either by necessity or by choice. In 2019, rental mismatch contributed to a gap at all levels of AMI, even at <80% AMI where there were more units (supply) than households (demand).

### *Describe the size and demographic composition of qualifying populations within the PJ's boundaries:*

As of December 31, 2021, there are 2884 individuals experiencing homelessness in Charlotte-Mecklenburg. This total includes 1839 single individuals (of which 77 are unaccompanied youth); and 326 families (comprised of 1069 people). Included in the total of 2884 individuals are 181 homeless Veterans, and 485 individuals who are experiencing chronic homelessness. From October 2021 through December 2021, the Charlotte-Mecklenburg Coordinated Entry System reported 1,749 households seeking housing assistance of which 1,434 were from a household that were at imminent risk of homelessness or were currently experiencing homelessness.

In Charlotte-Mecklenburg, individuals who identify as Black/African American continue to experience homelessness at rates much higher than their proportion of the Mecklenburg County population (76% vs. 31%) while whites experience homelessness at a rate much lower than their prevalence in the population (4% vs 47%). Asian individuals have a prevalence of <1% in the homeless population but comprise 6% in overall population of Mecklenburg County. Individuals who identify as Hispanic/Latino have a prevalence of 4% in the homeless population but comprise 13% of the Mecklenburg County population. In addition, the average length of time to housing for individuals identifying as Black/African American was 405 days; this compares to 453 days for those who identified as white; and 369 days for those who identified as multiracial. For those who identified as Hispanic/Latino, the average length of time to housing was 386 days, versus 364 days for those who identify as Non-Hispanic/Non-Latino.

Between July 2020 and June 2021 83,162 renter households were determined to be cost-burdened households. Cost burdened is defined as a household spending more than 30% of their income on housing related expenses. Additionally, 13,969 formal evictions were filed with 4,836 formal evictions granted (Note: Courts did not operate on normal schedule due to COVID-19 pandemic).

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

- ***Sheltered and unsheltered homeless population;***
- ***Currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance to prevent homelessness;***  
***and,***
- ***Those at greatest risk of housing instability or in unstable housing situations:***

As detailed in the Homeless Needs Inventory and Gap Analysis, there is a direct need for housing resources for approximately 650 households with at least one child; 1,294 for adult households without children; and 80 for persons who are fleeing domestic violence in addition to being unhoused. The availability of supportive services for these households as they transition into housing can greatly enhance the transition and help ensure that households retain their housing over time. In addition to these broad housing needs, there is a significant need for additional supportive housing inventory to meet the needs of chronically homeless adult households.

COVID-19 placed unusual hardships on households leaving many in positions of past due rent/utilities, facing eviction and/or having to move. Between March 2020 – December 2021, 19,500 distressed household were assisted with the City of Charlotte’s COVID-19 emergency rental, utility and deposit assistance program.

Additionally, in 2021, Charlotte- Mecklenburg identified gaps in units available for households below 30% of AMI in Mecklenburg County, as 23,022, and in the Charlotte-Concord-Gastonia NC-SC MSA, as 41,923.

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

Charlotte-Mecklenburg has continued to increase capacity in its crisis response system. Congregate shelters have expanded capacity in response to the COVID-19 pandemic. Non-congregate shelter options were added through local motels for clients who were highly vulnerable to COVID-19. In 2021, Charlotte-Mecklenburg had 1,673 emergency shelter beds which is an increase of 36% from 2020. This includes 120 beds for persons fleeing domestic violence. The 2021 Housing Inventory Chart shows Charlotte-Mecklenburg has 1,044 Permanent supportive housing units for chronically homeless households and 389 rapid re-housing units.

The City of Charlotte receives an annual allocation of HOME funds (\$3,191,443 in FY2021) to serve the City of Charlotte and Mecklenburg County. These funds are used to fund tenant based rental assistance, unit creation and create access to homeownership for low- and moderate-income households. The city also receives an annual allocation of Community Development Block Grant funds (\$5,952,854 in FY2021) and Emergency Solutions Grant funds (\$509,569 in FY2021) to serve households within the City of Charlotte. The annual allocation of Housing Opportunities for Persons with AIDS funds (\$3,029,512 in FY2021), a fourth funding source, is used to serve Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union (NC), and Chester, Lancaster, and York (SC) counties. This funding is used to provide comprehensive housing services for persons living with HIV/AIDS and their families.

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

Charlotte-Mecklenburg continues to struggle with resources available and affordable to households with low incomes, experiencing homelessness or at risk of homelessness.

As noted above, emergency shelter beds increased capacity in 2021, however even these resources are insufficient to meet the needs for all unsheltered households in our community. Also, without additional housing resources, households who can secure an emergency shelter bed are finding it difficult to successfully exit to affordable, permanent housing.

One of the largest gaps in the Charlotte-Mecklenburg is a need for permanent supportive housing units that includes ongoing subsidy and supportive services. In December 2021, in Charlotte-Mecklenburg, 485 persons met HUD's definition of chronically homeless.

In Charlotte-Mecklenburg, real estate prices continue to out-pace wages. In 2021, it would take an individual making minimum wage (7.25/hr.) working 116 hours per week to afford a 1-bedroom unit at fair market rent. What limited inventory is available is leased or sold quickly and very often leaves those with more limited financial resources without housing options. Even households with housing choice vouchers often struggle to identify housing resources even with the assistance of landlord engagement and landlord incentives. The need for additional inventory of affordable housing, particularly for persons with limited means or transitioning out of homelessness, is a significant need in the community. Ongoing supportive services for households who are transitioning out of homelessness is critical to long-term housing stability and preventing returns to homelessness.

Supportive services are funded through a variety of sources including HUD Continuum of Care, Emergency Solutions Grant and HOPWA. Healthcare funding and other mainstream resources are leveraged to provide supportive services to persons connected to housing programs. The Charlotte-Mecklenburg Continuum of Care follows a Housing First approach where supportive services are voluntary and driven

by each household's specific service needs with a focus on housing stability and retention. Voluntary services include substance use treatment and counseling, behavioral health treatment, medical care, employment and educational services, life skills, assistance with obtaining benefits, in-home supportive services and general case management focused on maintaining stable housing. Dedicated supportive services that are flexible to meet the needs of tenants are a needed resource for new supportive housing units.

***Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of "other populations" as established in the HOME-ARP Notice:***

The City of Charlotte has not established any preferences to one or more qualifying populations or a subpopulation within one or more qualifying population currently.

***Identify priority needs for qualifying populations:***

The priority needs among the qualifying populations are affordable, supportive housing, as well as supportive services including landlord/tenant liaison, street outreach and substance abuse treatment.

***Explain how the level of need and gaps in its shelter and housing inventory and servicedelivery systems, based on the data presented in the plan, were determined:***

The City of Charlotte consulted with the local Continuum of Care around the local needs and gaps. The Charlotte-Mecklenburg Housing & Homeless Dashboard and 2021 State of Housing Instability and Homelessness Report provided additional data.

## **HOME-ARP Activities**

***Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:***

The City of Charlotte released a Request for Proposals (RFP) for experienced non-profit agencies to provide rental assistance, supportive services and/or develop rental units/non-congregate shelters for HOME-ARP qualifying populations. The RFP was posted to the City's Housing website at: <http://charlottenc.gov/HNS/Housing/RFP/Pages/Requests%20For%20Proposals.aspx> and the NC Interactive Purchasing (IPS) site at <http://www.ips.state.nc.us>. Additionally, the Charlotte-Mecklenburg Continuum of Care distributed the RFP via their email and weekly digest. Prior to the release of the RFP, Charlotte City Council designated HOME-ARP funds to be used for substance use services. Charlotte Rescue Mission will be providing these services. The City of Charlotte will not administer any eligible activities directly.

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

N/A

**Use of HOME-ARP Funding**

	<i>Funding Amount</i>	<i>Percent of the Grant</i>	<i>Statutory Limit</i>
Supportive Services	\$ 5,089,385		
Acquisition and Development of Non-Congregate Shelters	\$ -		
Tenant Based Rental Assistance (TBRA)	\$ 5,320,720		
Development of Affordable Rental Housing	\$ -		
Non-Profit Operating	\$ -	0 %	5%
Non-Profit Capacity Building	\$ -	0 %	5%
Administration and Planning	\$ 1,156,678	10 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 11,566,783</b>		

*Additional narrative, if applicable:*

N/A

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

Charlotte has identified activities that will assist the vulnerable individuals and families in our community. The gaps analysis identified the lack of permanent supportive housing units as one of the major gaps in the Charlotte system. 46% of the HOME-ARP funding is proposed for tenant based rental assistance which will allow the community to provide an option for households in need of permanent housing. This use will also help fill the gap of too few housing vouchers to meet the needs in Charlotte. TBRA will provide four years of rental assistance while the households work with case managers to develop permanent housing plans. 44% of the funding is proposed to provide supportive services for qualify populations to prevent homelessness, or to enable qualifying households to obtain and maintain housing. These services will include case management, substance use treatment services, housing search and counseling, and landlord/tenant liaison.

**HOME-ARP Production Housing Goals**

The City of Charlotte does not intend to use HOME-ARP funds to produce rental housing units.

## **Preferences**

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

The City of Charlotte has not established any preferences to one or more qualifying populations or a subpopulation within one or more qualifying population currently.

## **HOME-ARP Refinancing Guidelines**

The City of Charlotte does not intend to use HOME-ARP funds to refinance existing debt secured by multi-family rental housing.