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**City of Rocky Mount  
and the  
Down East HOME Consortium (DEHC)**



*2018-2021 Three-Year Consolidated Plan  
and FY 2018 Annual Action Plan*

**Public Display Period: July 1, 2018 – July 31, 2018**

Prepared for: City of Rocky Mount Department of Community and Business Development

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## Executive Summary

### **ES-05 EXECUTIVE SUMMARY - 91.200(C), 91.220(B)**

#### **1. Introduction**

##### Down East HOME Consortium

The Down East HOME Consortium (DEHC) consists of nine jurisdictions within Nash and Edgecombe Counties, North Carolina. With the City of Rocky Mount, already a Community Development Block Grant (CDBG) Entitlement City, as the Lead Entity, the Consortium began receiving Home Investment Partnership Program funds (HOME) in 1997.

The DEHC addresses housing, homeless and non-housing community development needs for the City of Rocky Mount and only housing, homeless and related human service needs for the rest of the Consortium. The process involves an intensive collaborative effort between Rocky Mount and representatives of each member jurisdiction through a Consortium Steering Committee.

The Down East HOME Consortium consists of: Conetoe, Dortches, Edgecombe County, Nash County, Nashville, Pinetops, Princeville, Sharpsburg, Spring Hope, Tarboro, Rocky Mount, Middlesex and Whitakers. Edgecombe and Nash Counties' membership in the DEHC does not include the governments of the municipalities in both counties who chose not to join the Consortium.

##### Consolidated Plan

The DEHC Three-Year Consolidated Plan (Con Plan) is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons. This Con Plan consolidates into a single document the planning and application requirements for the following federal programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)

Con Plans must be prepared and submitted to HUD every three to five years. Rocky Mount uses a three-year Con Plan cycle with a program year beginning July 1. This plan covers fiscal years 2018 – 2021.

The purpose of the Con Plan is to:

- Assess the City's affordable housing and community development needs
- Analyze the City's housing markets
- Articulate the City's priorities, goals, and strategies to address identified needs, and

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- Describe the actions the City will take to implement strategies for affordable housing and community development.

The Con Plan for FY 2018 – FY 2021 provides data on trends and conditions related to current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the DEHC will undertake to address these needs over the next five years. Annually, the DEHC will develop its Action Plan in which it will describe the planned investment of federal resources to implement specific activities.

DEHC will receive the following grant amounts in fiscal year 2018. Projections for the entire three-year period follow in parentheses; however, these projected amounts are expected to change based on federal allocations made annually.

- CDBG (City of Rocky Mount): \$565,761 (estimated amount: \$1,700,000)
- HOME (DEHC): \$597,456 (estimated amount: \$1,795,000)

## 2. Summary of the objectives and outcomes identified in the Plan

Community needs were determined through a series of public meetings and stakeholder workshops and analysis of a variety of data sources, including the American Community Survey and the Comprehensive Housing Affordability Strategy (CHAS) dataset. Public outreach and research completed as part of the Analysis of Impediments to Fair Housing in late 2017 was also used to inform the development of community needs and objectives.

A summary of the objectives and outcomes for the 2018-2021 Consolidated Plan is below:

Goal/Objective	Activities/Outcomes
<p>To increase affordable housing opportunities through-out the City.</p> <p>To increase public outreach, engagement and awareness opportunities concerning housing options and opportunities.</p> <p>To expand housing choice and access to opportunity.</p> <p>Leverage HOME and CDBG funding with other resources to support CHDO projects in target areas of opportunity.</p>	<ul style="list-style-type: none"> <li>• Housing rehabilitation</li> <li>• Urgent Repairs</li> <li>• Rental housing development</li> <li>• Public services</li> <li>• Small Business Development – Economic Opportunities</li> <li>• Public Infrastructure Improvements</li> </ul>
<p>Increase homeownership among low-income households and members of the protected classes</p>	<ul style="list-style-type: none"> <li>• Owner-occupied housing development</li> </ul>
<p>Improve the utility of public transit for low-income and disabled persons</p>	<ul style="list-style-type: none"> <li>• Work with the Rocky Mount Metropolitan Planning Organization to identify neighborhoods/employers underserved by public transit</li> </ul>
<p>Administration of CDBG and HOME programs Strengthen fair housing enforcement, operations, and education</p>	<ul style="list-style-type: none"> <li>• Administration</li> <li>• Fair Housing Education and Enforcement</li> </ul>

## 3. Evaluation of past performance

According to the latest available Consolidated Annual Performance Evaluation Report (CAPER) for the 2015-2016 Program Year, the City’s Community Development Division and the DEHC executed written agreements for projects or services with:

- Boys and Girls Clubs of Nash and Edgecombe Counties

- Rocky Mount/Edgecombe Community Development Corporation (RMECDC)
- Rocky Mount Housing Authority
- Rocky Mount Opportunities Industrialization Center (OIC)
- Southeaster NC CDC
- Third wave Housing, LLC
- United Community Ministries

Major accomplishments during the 2015-2016 program year include:

- Approval from North Carolina Housing Finance Agency (NCHFA) of a Low Income Housing Tax Credit (LIHTC) application for Beal Street Square Apartments (80 units) as well as another submission of a highly scored Low Income Housing Tax Credit applications for another 80 apartments.
- 14 Urgent Repairs completed for low income homeowners
- 116 small businesses and entrepreneurs received business services
- 78 homeowners received foreclosure mitigation or pre-purchase housing counseling
- 20 students received in-depth classroom and hands on training in basic construction methods and carpentry skills

#### **4. Summary of citizen participation process and consultation process**

***Stakeholder Interviews*** - A series of stakeholder meetings and interviews was conducted from February 20, 2018 to February 21, 2018 to discuss issues and opportunities related to housing and community development needs. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard.

Participants included: North Carolina Association of Community Development Corporations (NCACDC), Legal Aid of North Carolina, Rocky Mount Redevelopment Commission, Upper Coastal Plain Council of Governments, Rocky Mount Area Chamber of Commerce, Rocky Mount/Edgecombe County CDC, Rocky Mount Housing and Revitalization Initiative, KGH Sustainability Solutions, Down East Partnership for Children, and representatives from neighborhood organizations in the City of Rocky Mount.

#### ***Public Needs Hearings***

- February 19, 2018 at 5:30 PM in Council Chambers at the City of Rocky Mount Municipal Building in Rocky Mount, NC
- February 20, 2018 at 5:30 PM in the Commissioners' Room at the Edgecombe County Administration Building in Tarboro, NC
- February 21, 2018 at 5:30 PM in the Commissioners' Room at the Claude Mayo, Jr. Administration Building in Nashville, NC

***Consolidated Plan Public Comment Period*** – A draft of the Consolidated Plan is being placed on public display from July 1, 2018 to July 31, 2018.



**Second Public Hearing** - The second public hearing is scheduled to be held on July 23, 2018.

## 5. Summary of public comments

### Priority Goals

- The following goals from the AI were consistently listed as priorities by stakeholders, in order of importance:
  - 1H: Establish the Workforce Housing Advisory Commission
    - This was the top priority for neighborhood organizations, advocacy organizations, and public hearing attendees
  - 1G: Explore community revitalization tools, such as general obligation bond
  - 2A: Homebuyer and foreclosure counseling services
    - A stakeholder commented that homebuyer assistance should be added as first-year priority
  - 1F: Affordable housing directory.
  - 1B: Improved Hispanic outreach and update Language Access Plan
  - 3A: Improved transit access to employers
    - It was noted that there is already a regional organization working towards this goal.
  - 1D: Continue to provide funding for housing rehabilitation
  - 1C: Continue to provide funding for career readiness, job training, etc.
  - 4B: Improve coordination and communication between Human Relations and Community Development
    - Specifically, representatives from neighborhood organizations wanted to see more outreach to seniors by working with churches to distribute information on community development programs and fair housing rights.

### Affordable Housing/Fair Housing

- All the new affordable housing is going into R/ECAP and Near R/ECAP areas, which contradicts the goal of increasing access to opportunity. Residents would like to see affordable housing in higher-opportunity areas.
- The City needs to look at innovative ways to finance affordable housing and community development.
- Investors are already in Rocky Mount purchasing residential units and commercial units in bulk and just sitting on them.
- There is not enough available decent housing for families with vouchers.
- Some realtors take advantage of low-income African-American homebuyers and sell them really low-quality homes – this is most likely to occur if a household receives some kind of large lump sum payment like an insurance or disability payout.
- Stakeholders stated that it is not uncommon for realtors to steer people based on race – e.g. only showing African-Americans homes in south and east Rocky Mount and only showing White homebuyers properties on the Nash County side of the city.
- Average utility bills in Rocky Mount area very high. Houses are old and energy-inefficient.
- There needs to be an effort to educate landlords about fair housing.

### **Employment/Economic Development**

- The permitting process in the City is antiquated, and there is a perception that Rocky Mount is a difficult City to get things through. This applies to both residential and commercial development.
- There are several new businesses/expansions happening over the next year or two, equating to a total of 4,000 new jobs: Triangle Tire is a new company that will employ 800 people in the Edgecombe County side of Rocky Mount; there are also expansions happening at Pfizer, LS Tractor, and Cummins (engine plant).
  - There are enough unemployed and underemployed people in Rocky Mount to fill these positions, but there has not been a focus on ensuring that Rocky Mount residents specifically are able to take advantage of these opportunities. A better partnership with workforce development is needed to help prepare people for these jobs – most businesses are primarily concerned with work ethic.
- The City should have a standard set of incentives that potential businesses can take advantage of – waive permitting fees, expedite permitting, grant tax abatement, etc.

### **Transit**

- If you are physically disabled, you have to be able to get yourself into the bus or van or have your own assistant – the drivers will not help you.

### **Other Comments/Issues**

- The code enforcement rules are too lax – e.g. grass is allowed to be up to 18 inches high before it becomes a violation
  - It was also stated that comprehensive code enforcement among areas with many rental units would immediately create a homeless population.
- Residents don't want the City to spend money on studies/plans – they want money to be spent on actions.
- Prisoner re-entry is something the City should address. Once transitional housing expires, it's difficult for formerly-incarcerated individuals to find housing.
  - Prisons will discharge directly into the emergency shelter as policy if the previously-incarcerated individual has nowhere to go.
- Physical and mental health issues are a big problem – there are very few treatment options in the area.
- There's also a need for newer market-rate housing in Rocky Mount.
- The City lacks staffing capacity to enforce fair housing regulations and code enforcement regulations.

*Additional comments will be added after the public display period and second public hearing.*

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

*To be completed after the public display period and second public hearing.*

## **7. Summary**

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In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflect the needs of the City.

## The Process

### ***PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)***

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	ROCKY MOUNT	Department of Community and Business Development

**Table 1 – Responsible Agencies**

### **Narrative**

The lead agency for the Consolidated Plan is the City of Rocky Mount which administers the CDBG and HOME programs for the City and the HOME Consortium.

### **Consolidated Plan Public Contact Information**

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**PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)**

**1. Introduction**

The City developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, stakeholder interviews, and published meeting notices.

Several housing, social service agencies, and other organizations serving the region were consulted during the development of this Consolidated Plan. Coinciding with the public needs hearings held February 19, 2018 through February 21, 2018, the City held stakeholder meetings from on February 20, 2018 and February 21, 2018. Participants included affordable housing providers, neighborhood organizations, social service providers, economic development organizations, Nash and Edgecombe County Staff, and the Rocky Mount Housing Authority.

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

Public and assisted housing providers and private and government health, mental health, and service agencies were invited to attend public hearings and stakeholder workshops in February 2018. The Rocky Mount Housing Authority attended the public hearings and provided written comments on priority needs, which are included as an attachment.

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

Organizations serving the homeless and those at-risk of being homeless were invited to attend public hearings and stakeholder workshops in February 2018. Many decided not to attend the workshops as they had recently provided input during the development of the 2017 Annual Action Plan and the 2018-2021 Analysis of Impediments to Fair Housing. The following homeless services organizations attended workshops for the aforementioned plans:

- United Community Ministries
- My Sister's House, Inc.
- Peacemakers
- Edgecombe County Health Department
- Tri-County Industries
- Twin County Regional Committee (Continuum of Care Lead for Nash and Edgecombe Counties)

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

The City of Rocky Mount does not receive ESG funds. Homeless service providers were invited to stakeholder meetings. See above for more information.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

*This section will be completed after the public display period and the second public needs hearing*

**Identify any Agency Types not consulted and provide rationale for not consulting**

All Agency Types were invited to consult as part of the Consolidated Plan process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2018-2021 Analysis of Impediments to Fair Housing	City of Rocky Mount	The AI goals are incorporated into the Strategic Plan goals.
Crossroads to Prosperity		Several of the Strategic Plan goals build on the objectives identified in the Crossroads of Prosperity Plan.
Nash County Hazard Mitigation Plan	Nash County	The Nash County Hazard Mitigation Plan was consulted in accordance with 81 FR 90997.
Edgecombe County Hazard Mitigation Plan	Edgecombe County	The Edgecombe County Hazard Mitigation Plan was consulted in accordance with 81 FR 90997.
Upper Coastal Plain Council of Governments CEDS 2017-2022	Upper Coastal Plain Council of Governments	The CEDS was consulted to inform the economic development-related goals in the Strategic Plan, and to address the requirement to consult with organizations involved in expanding broadband per 81 FR 90997.

Table 2 – Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

In accordance with 24 CFR 91.100(4), DEHC will notify adjacent units of local government of the non-housing community development needs included in its Con Plan. DEHC will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Con Plan and thereby maximize the benefits of the DEHC’s housing and community development activities for the residents being served.

**PR-15 CITIZEN PARTICIPATION - 91.401, 91.105, 91.200(C)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting**

Comments received during the Consolidated Plan citizen participation process and the Analysis of Impediments to Fair Housing process informed the development of the three-year goals. A summary of the citizen participation process is below.

**Stakeholder Interviews** - A series of stakeholder meetings and interviews was conducted from February 20, 2018 to February 21, 2018 to discuss issues and opportunities related to housing and community development needs. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard.

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**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Needs Hearings	General Public	Rocky Mount – 25 Attendees Edgecombe County – 2 Attendees Nash County – 5 Attendees	See next page.	All comments were accepted.	N/A
2	Stakeholder Workshops	Stakeholders in Rocky Mount, Edgecombe County, and Nash County	Neighborhood Organizations, Social Service Organizations, Affordable Housing Providers, and Economic Development Organizations attended the stakeholder workshops.	See next page.	All comments were accepted.	N/A
3	Public Display Period	General Public	TBD	TBD	TBD	N/A
4	Second Public Hearing	General Public	TBD	TBD	TBD	N/A

**Table 3 – Citizen Participation Outreach**

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## **Summary of Outreach**

*Additional comments will be added after the public display period and second public hearing.*

## Needs Assessment

### NA-05 OVERVIEW

#### Needs Assessment Overview

The housing needs assessment is based on an analysis of housing problems by income level, tenure, and households with special needs.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2009-2013 American Community Survey (ACS) data from the Census Bureau. The 2009-2013 ACS CHAS data was the latest available data from HUD. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of gross income on housing costs.

Supplemental data was drawn from the 2009-2013 ACS 5-Year Estimates and other sources to provide additional context when needed. Disability statistics were unavailable at the 5-year estimate level and were instead drawn from the 2011-2013 ACS 3-Year Estimates.

Based on the data and analysis included within this section, the following conclusions relative to housing needs in the City of Rocky Mount and the Down East HOME Consortium (DEHC) for all household types, income groups and racial/ethnic groups can be made:

- Among renter households, small related households had the highest level of cost burden (i.e., housing costs between 30% and 50% of household income)
- Among owner households, elderly households had the highest level of cost burden (i.e., housing costs between 30% and 50% of household income).

Racial/ethnic groups with disproportionately greater housing problems include the following:

#### Housing Problems

- Black/African American households with incomes at 50-80% of area median income (AMI)
- Asian households with incomes at 0-30%, 30-50% and 80-100% of AMI (small sample size)
- American Indian/Alaska Native households with incomes at 0-30% and 30-50% of AMI (very small sample size)

- Hispanic households at 0-30% of AMI

### Severe Housing Problems

- Asian households with incomes at 0-30% of AMI (small sample size)
- American Indian/Alaska Native households with incomes at 0-30% and 80-100% of AMI (very small sample size)
- Hispanic households with incomes at 0-30% of AMI.

Racial/ethnic groups with a disproportionately greater housing cost burden include the following:

- Asian households with housing cost burden of 30-50% of AMI (very small sample size)
- Numerically, Black households had the largest number of households with a disproportionately greater housing cost burden (10,913 black households).

**NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.405, 24 CFR 91.205  
(A,B,C)****Summary of Housing Needs**

As the data below show, the most significant housing issue identified is cost burden, defined as spending over 30% of gross household income on housing costs, such as mortgage or rent payments and utilities. According to CHAS data, one-third (33.1%) of DEHC households are cost burdened. Similarly, 14.3% of DEHC households are severely cost burdened.

For the City of Rocky Mount, 37.5% of the households are cost burdened, while 18.7% of the households are severely cost burdened. The higher cost burden for residents of Rocky Mount compared to DEHC shows a more challenging environment to find affordable housing. According to a recent Rocky Mount Housing Report (2015) approximately 23.2% of the city's population were living below the poverty line in 2012.

Recently, there have been two new developments Rocky Mount's inner-city neighborhoods that are focused on addressing the housing needs of low-income residents, particularly those making 60%-100% of AMI. These affordable housing developments include Beal Street Redevelopment, with 80 units of affordable rental units as part of a multi-phased, mixed-use development; and the Ravenwood Crossing project, which proposes the redevelopment of the former Clairmont Apartments site into 80 one-to three-bedroom townhome units. The newly constructed townhome units will provide affordable, safe workforce housing in the South Rocky Mount neighborhood. Beal Street was completed in late 2017 and Ravenwood Crossing will be completed in 2018.

Still, real incomes in the DEHC have declined while housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2000 and 2013, the median income for Nash County residents actually *declined* by 16% after adjusting for inflation, while median contract rent *increased* by 7%. In Edgecombe County, the median income for residents *declined* by 21% after adjusting for inflation, while median contract rent *declined* by 1%. This means that housing costs account for a relatively larger share of income for the DEHC households. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households.

For the City of Rocky Mount, between 2000 and 2013, the median income for residents actually *declined* by 19% after adjusting for inflation, while median rent *increased* by 5%.

In general, households comprised of small related households (a household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption) have more difficulty in affording housing costs than other types of households. Small related renter households are the most cost-burdened, while elderly

households are the most cost-burdened among homeowners. With regard to other housing problems, overcrowding is the second most common problem. Overcrowding is less common for homeowner households compared to renter households.

### **Households by Household Type: Housing Problems (all)**

Renter households:

- Between 0-30% of AMI and overcrowded, with 1.01-1.5 people per room
- Between 0-30% of AMI paying more than 50% of gross income on housing costs
- Between 0-30% of AMI with one or more of four housing problems

Owner households:

- Between 50-80% of AMI with housing problems paying more than 30% of gross income on housing costs
- Between 0-30% of AMI with housing problems paying more than 50% of gross income on housing costs
- Between 0-30% of AMI with one or more of four housing problems

### **Households by Household Type: Cost Burden**

#### ***Paying more than 30% of gross income on housing costs:***

Renter households:

- Small related households between 0-30% of AMI
- Elderly households between 30-50% of AMI
- Other households between 50-80% of AMI

Owner households:

- Small related households between 30-50% of AMI
- Elderly households between 30-50% of AMI
- Other households between 50-80% of AMI

#### ***Paying more than 50% of gross income on housing costs:***

Renter households:

- Small related households between 0-30% of AMI
- Other households between 0-30% of AMI
- Elderly households between 30-50% of AMI

Owner households:

- Small related households between 0-30% of AMI
- Elderly households between 30-50% of AMI
- Other households between 0-30% of AMI

Demographic indicators are essential to understanding a community's housing needs. The data below provides a snapshot of the DEHC's growth and highlights the ongoing increase in population and households.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
<b>Population</b>	143,026	151,620	
<b>Households</b>	54,056	58,747	
<b>Median Income*</b>	Edgecombe: \$30,983 (\$42,776 in 2013 dollars)	Edgecombe: \$33,960	<b>10%</b>  <b>(-21% adjusted)</b>
	Nash: \$37,142 (\$51,279 in 2013 dollars)	Nash: \$43,084	<b>16%</b>  <b>(-16% adjusted)</b>
	City of Rocky Mount: \$32,661 (\$45,092 in 2013 dollars)	City of Rocky Mount: \$36,582	<b>12%</b>  <b>(-19% adjusted)</b>

**Table 4 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

\*Note: Median household income data was unavailable for the combined DEHC area. Instead, supplemental data for each county was acquired.

**Number of Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
<b>Total Households *</b>	6,205	7,095	9,325	5,487	<b>28,515</b>
<b>Small Family Households *</b>	2,502	2,070	3,477	2,521	<b>15,265</b>
<b>Large Family Households *</b>	524	438	718	420	<b>1,995</b>
<b>Household contains at least one person 62-74 years of age</b>	1,003	1,699	2,243	1,241	<b>6,704</b>
<b>Household contains at least one person age 75 or older</b>	723	1,805	1,543	555	<b>2,151</b>
<b>Households with one or more children 6 years old or younger *</b>	<b>1,759</b>	<b>948</b>	<b>1,611</b>	<b>1,015</b>	<b>2,810</b>

\* the highest income category for these family types is >80% HAMFI

**Table 5 - Total Households Table**

**Data Source:** 2009-2013 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	123	93	104	45	365	115	118	49	0	282
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	80	45	60	10	195	30	30	40	0	100
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	164	78	103	59	404	74	79	157	54	364
Housing cost burden greater than 50% of income (and none of the above problems)	2,337	1,936	473	35	4,781	1,082	940	625	239	2,886
Housing cost burden greater than 30% of income (and none of the above problems)	339	806	1,987	634	3,766	340	925	1,486	771	3,522
Zero/negative Income (and none of the above problems)	490	0	0	0	490	234	0	0	0	234

**Table 6 – Housing Problems Table**

Data 2009-2013 CHAS

Source:

### 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,712	2,167	731	149	5,759	1,302	1,161	881	288	3,632
Having none of four housing problems	997	1,769	3,861	2,357	8,984	462	1,981	3,864	2,698	9,005
Household has negative income, but none of the other housing problems	490	0	0	0	490	234	0	0	0	234



**Table 7 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,398	1,163	1,211	3,772	491	498	663	1,652
Large Related	329	239	108	676	159	34	211	404
Elderly	693	926	483	2,102	594	1,128	898	2,620
Other	585	609	755	1,949	368	276	371	1,015
<b>Total need by income</b>	<b>3,005</b>	<b>2,937</b>	<b>2,557</b>	<b>8,499</b>	<b>1,612</b>	<b>1,936</b>	<b>2,143</b>	<b>5,691</b>

**Table 8 – Cost Burden > 30%**

Data 2009-2013 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,253	733	265	2,251	381	269	178	828
Large Related	309	140	20	469	115	19	49	183
Elderly	505	712	169	1,386	439	518	340	1,297
Other	561	433	68	1,062	323	174	77	574
<b>Total need by income</b>	<b>2,628</b>	<b>2,018</b>	<b>522</b>	<b>5,168</b>	<b>1,258</b>	<b>980</b>	<b>644</b>	<b>2,882</b>

**Table 9 – Cost Burden > 50%**

Data 2009-2013 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	254	84	123	69	530	35	68	57	54	214
Multiple, unrelated family households	0	54	40	0	94	69	45	140	0	254
Other, non-family households	0	0	45	0	45	0	0	0	0	0
<b>Total need by income</b>	<b>254</b>	<b>138</b>	<b>208</b>	<b>69</b>	<b>669</b>	<b>104</b>	<b>113</b>	<b>197</b>	<b>54</b>	<b>468</b>

**Table 10 – Crowding Information - 1/2**

Data 2009-2013 CHAS  
Source:

Please note: No CHAS data is available for the following table.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	NO DATA							

**Table 11 – Crowding Information – 2/2**

**Describe the number and type of single person households in need of housing assistance.**

According to ACS data, there are 16,325 householders living alone in the DEHC, or 28.3% of all householders, of which almost a third (29.2%) have incomes below the poverty level. This group would be the most in need of housing assistance. In the City of Rocky Mount, the percent of householders living alone is much higher at 34.1%, or 7,937 households, of which 1,877, or 23.6%, live in poverty.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

In 2013, 24,138 DEHC residents, or 16.3% of the population, reported a disability. Across the DEHC, 28.5% of persons with a disability also live in poverty compared to 19.4% without a disability who live in poverty. Median earnings for people with a disability were \$18,206 compared to \$23,772 for earners without a disability. These figures underscore the struggle that many DEHC households that include a person with a disability experience in finding and maintaining suitable affordable housing.

In the City of Rocky Mount, 9,260 residents, or 16.6% of the population, reported a disability. Of those with a disability, 33% lived in poverty compared to 25% without a disability who lived in poverty.

**Victims of Domestic Violence**

According to the North Carolina Department of Administration, which collects annual statistics on the number of individuals served by domestic violence agencies, 249 domestic violence survivors were served in Edgecombe County in FY 2016 (July 2016 – 2017) and 748 domestic violence survivors were served in Nash County. This equates to 0.7% of the total population of Nash and Edgecombe County combined. Of the 997 domestic violence survivors countywide, 87.9% were female and 12.1% were male. In terms of race and ethnicity, 53.6% of domestic violence survivors were Black, 39.1% were White, and 6.0% were Hispanic. No specific data was available for the City of Rocky Mount.

In 2016, My Sister's House sheltered 86 women and 66 children with an average length of stay of 17 days, providing 2,531 sheltered nights and 7,881 meals. Also, in 2016, staff and volunteers fielded 787 crisis calls. Staff assisted with 770 Safety Plans, provided transportation 50 times, assisted with translation 127 times, made 305 referrals to North Carolina Legal Aid, assisted with 23 Warrants, provided court accompaniment 685 times, provided Victims Compensation information to 408 individuals, provided advocacy for individuals 2,448 times and information and referrals (including referrals for housing,

employment and education) 4,081 times. In addition, the agency logged 4,137.5 volunteer hours by 118 unduplicated volunteers.

### **Sexual Assault**

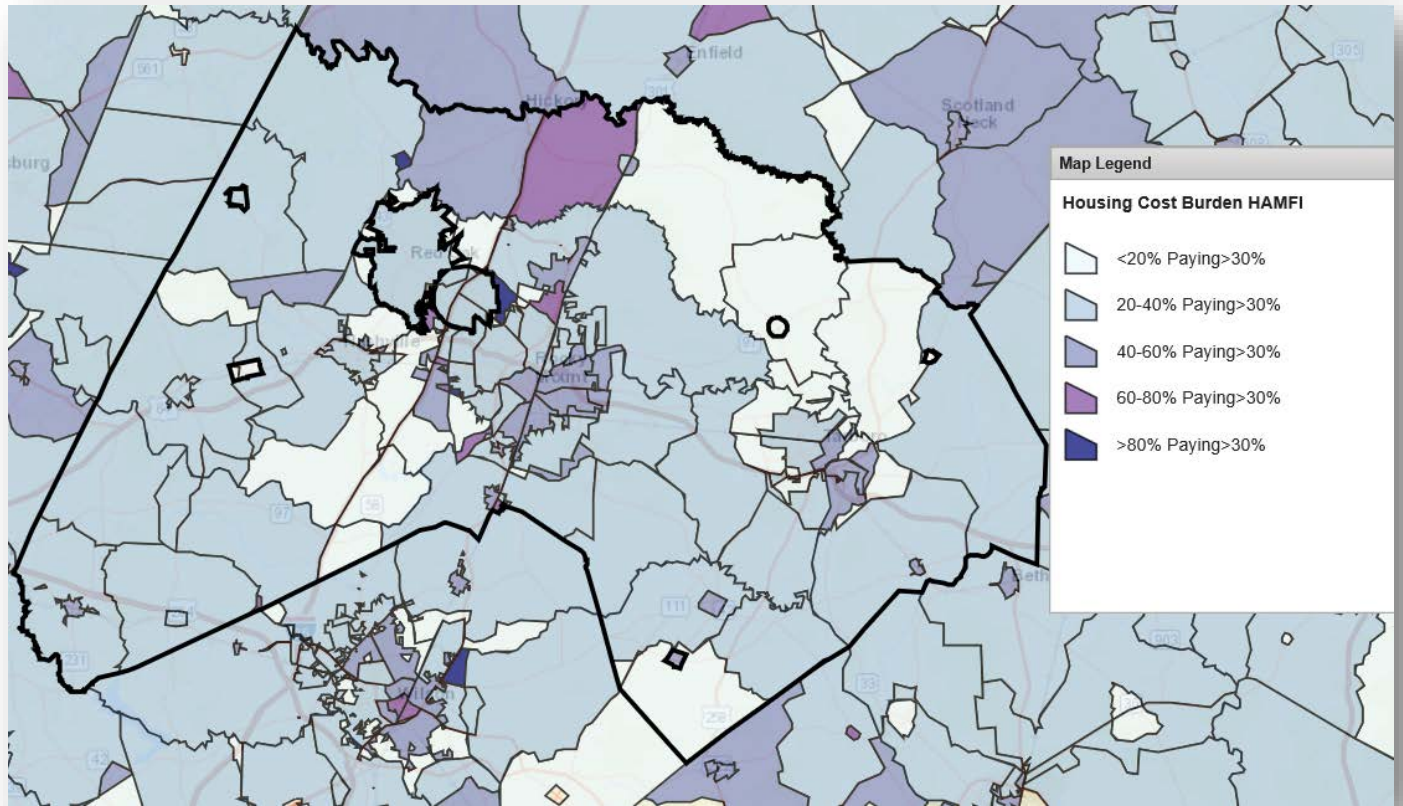
Statistics on sexual assault are provided by grantees based on the number of clients served. At the County level data is available from the North Carolina Department of Administration. In FY 2016 (July 2016 – July 2017) the Council reported eight calls and 15 clients in Edgecombe County and 13 calls and 40 clients in Nash County. The data doesn't indicate the specific services provided to the victims, but a range of services is reported, from hospitalization to counseling and support groups. No specific data was available for the City of Rocky Mount.

### **What are the most common housing problems?**

As shown in the previous tables, the most common housing problem in the DEHC, and the City of Rocky Mount, is housing cost burden. Both owner-occupied and renter-occupied households at 0-30% of AMI had the largest number of severely cost burdened households.

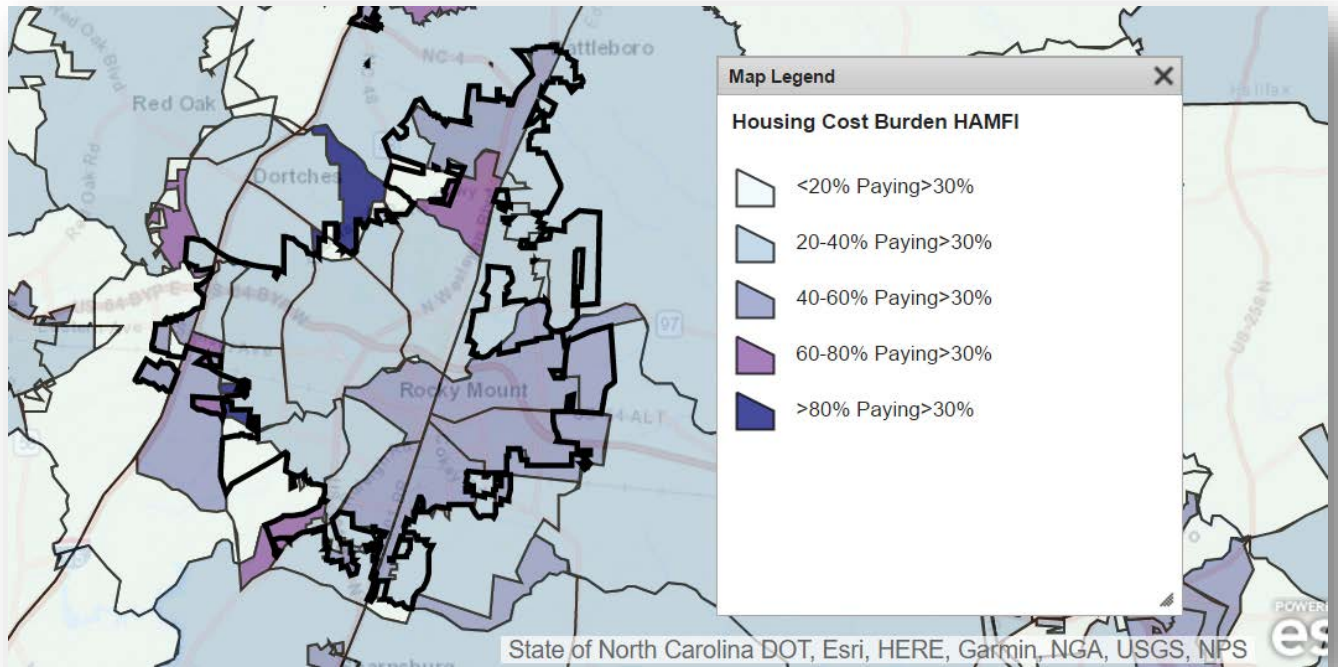
In addition to cost burden, a number of renter households were experiencing at least one type of housing problem, including overcrowding. This is particularly true of renter households in the 0-30% AMI category. Elderly homeowner households had the largest number of both cost-burdened (greater than 30%) and severely cost-burdened (greater than 50%) households. The city has set as a high priority goal assistance to elderly homeowner households through the Urgent Repair and Homeowner Rehab programs. Small-related renter households had the largest number of both cost-burdened (greater than 30%) and severely cost-burdened (greater than 50%) households.

As shown on the following cost burden map, cost burden is generally more prevalent in the central and northwestern areas of DEHC.



For residents of the City of Rocky Mount, renter households in the 0-30% AMI category had the largest number of both cost-burdened (greater than 30%) and severely cost-burdened (greater than 50%) households.

As shown on the following cost burden map, cost burden is generally more prevalent in the eastern and northern areas of Rocky Mount.



**Are any populations/household types more affected than others by these problems?**

According to the CHAS data, extremely low-income populations and elderly populations are more affected than others by these problems. Stakeholders also indicated that the jurisdiction's Hispanic residents and the larger immigrant community often live in substandard housing.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

According to social service organizations serving Nash and Edgecombe Counties, these households are in need of assistance in finding suitable housing, as well as continued housing subsidies and wraparound support services such as financial literacy courses and career training while they move towards self-sufficiency.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Neither the City nor DEHC has estimates of the at-risk population.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The DEHC's relatively high housing costs, evident through the CHAS estimates that 68.1% of all households earning less than 50% of AMI are cost-burdened, make it difficult for low-income individuals and families to maintain a stable household. As a result, this group is at greatest risk of instability and homelessness.

**NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS - 91.405, 91.205 (B)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The 2009-2013 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (AMI) levels. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Cost burden greater than 30%

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 30%-50% AMI is low-income, 50%-80% AMI is moderate-income, and 80%-100% is middle-income.

The following racial/ethnic household groups experienced disproportionately greater housing need, for both renters and owners combined, as exemplified by housing problems:

- Black/African American households with incomes at 50-80% of AMI
- Asian households with incomes at 0-30%, 50-80% and 80-100% of AMI (small sample size)
- American Indian/Alaska Native households with incomes at 0-30% and 30-50% of AMI (very small sample size)
- Hispanic households at 0-30% of AMI

This information is summarized in the following table based on the HUD-generated tables in the subsequent pages.

	0-30% AMI	30-50%	50-80%	80-100%
<b>Racial/ Ethnic Group</b>	<b>% with one or more housing problems</b>			
White	84.7%	61.2%	44.6%	29.6%
Black/ African American	85.8%	78.1%	<b>62.7%</b>	40.9%
Asian	<b>100.0%</b>	0.0%	<b>100.0%</b>	<b>63.6%</b>
American Indian, Alaska Native	<b>100.0%</b>	<b>100.0%</b>	16.7%	20.4%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	<b>98.3%</b>	77.0%	58.1%	7.8%
Jurisdiction as a Whole	85.8%	71.0%	54.6%	33.4%

Source: CHAS 2009-2013

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	4,692	775	<b>724</b>
<b>White</b>	1,336	242	<b>158</b>
<b>Black / African American</b>	2,994	497	<b>529</b>
<b>Asian</b>	30	0	<b>0</b>
<b>American Indian, Alaska Native</b>	10	0	<b>0</b>
<b>Pacific Islander</b>	0	0	<b>0</b>
<b>Hispanic</b>	<b>228</b>	<b>4</b>	<b>30</b>

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data 2009-2013 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	5,039	2,063	<b>0</b>
<b>White</b>	1,838	1,164	<b>0</b>
<b>Black / African American</b>	2,962	833	<b>0</b>
<b>Asian</b>	0	0	<b>0</b>
<b>American Indian, Alaska Native</b>	4	0	<b>0</b>
<b>Pacific Islander</b>	0	0	<b>0</b>
<b>Hispanic</b>	<b>184</b>	<b>55</b>	<b>0</b>

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data 2009-2013 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	5,084	4,233	<b>0</b>
<b>White</b>	1,758	2,182	<b>0</b>
<b>Black / African American</b>	3,058	1,821	<b>0</b>
<b>Asian</b>	20	0	<b>0</b>
<b>American Indian, Alaska Native</b>	4	20	<b>0</b>
<b>Pacific Islander</b>	0	0	<b>0</b>
<b>Hispanic</b>	<b>247</b>	<b>178</b>	<b>0</b>

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	1,837	3,659	<b>0</b>
<b>White</b>	731	1,736	<b>0</b>
<b>Black / African American</b>	1,037	1,501	<b>0</b>
<b>Asian</b>	35	20	<b>0</b>
<b>American Indian, Alaska Native</b>	10	39	<b>0</b>
<b>Pacific Islander</b>	0	0	<b>0</b>
<b>Hispanic</b>	<b>20</b>	<b>235</b>	<b>0</b>

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS - 91.405, 91.205 (B)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The distinction between housing problems and severe housing problems is the degree of cost burden and overcrowding. Severe housing problems are characterized by:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Cost burden greater than 50%

Income classifications are as follows: 0-30% AMFI is considered extremely low-income, 30-50% AMFI is low-income, 50-80% AMFI is moderate-income, and 80-100% AMFI is middle-income.

In terms of Severe Housing Problems, the following household types experienced disproportionately greater housing need in the DEHC:

- Asian households with incomes at 0-30% of AMI (small sample size)
- American Indian/Alaska Native households with incomes at 0-30% and 80-100% of AMI (very small sample size)
- Hispanic households with incomes at 0-30% of AMI.

Numerically, Black households had the largest number of households with greater severe housing needs, with 2,640 households identified as having one or more of four housing problem (see Table 13 on the following page).

This information is summarized in the table on the following page based on the HUD-generated tables in the subsequent pages.

	0-30% AMI	30-50%	50-80%	80-100%
<b>Racial/ Ethnic Group</b>	<b>% with one or more severe housing problems</b>			
White	68.2%	35.9%	15.6%	8.0%
Black/ African American	75.5%	55.3%	17.7%	9.1%
Asian	<b>100.0%</b>	0.0%	0.0%	0.0%
American Indian, Alaska Native	<b>100.0%</b>	0.0%	0.0%	<b>20.4%</b>
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	<b>67.8%</b>	39.7%	31.3%	0.0%
Jurisdiction as a Whole	<b>73.3%</b>	<b>47.0%</b>	<b>17.3%</b>	<b>8.0%</b>

Source: CHAS 2009-2013

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	4,014	1,459	<b>724</b>
<b>White</b>	1,083	505	<b>158</b>
<b>Black / African American</b>	<b>2,640</b>	855	<b>529</b>
<b>Asian</b>	30	0	<b>0</b>
<b>American Indian, Alaska Native</b>	10	0	<b>0</b>
<b>Pacific Islander</b>	0	0	<b>0</b>
<b>Hispanic</b>	<b>158</b>	<b>75</b>	<b>30</b>

Table 16 – Severe Housing Problems 0 - 30% AMI

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	3,328	3,750	0
<b>White</b>	1,069	1,909	0
<b>Black / African American</b>	2,093	1,693	0
<b>Asian</b>	0	0	0
<b>American Indian, Alaska Native</b>	0	4	0
<b>Pacific Islander</b>	0	0	0

Hispanic	95	144	0
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**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,612	7,725	0
White	615	3,319	0
Black / African American	863	4,024	0
Asian	0	20	0
American Indian, Alaska Native	0	24	0
Pacific Islander	0	0	0
Hispanic	133	292	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	437	5,055	0
White	197	2,276	0
Black / African American	230	2,300	0
Asian	0	55	0
American Indian, Alaska Native	10	39	0
Pacific Islander	0	0	0
Hispanic	0	255	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS - 91.405, 91.205 (B)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The tables below summarize the percentage of each racial/ethnic group experiencing housing cost burden. Racial/ethnic groups are subdivided into the percentage of each racial/ethnic group paying less than 30% (no cost burden), between 30-50% (cost burden), and above 50% (severely cost burden) of gross income on housing costs. The column labeled “no/negative income” is the population paying 100% of gross income on housing costs. This, however, is assuming that these households have housing costs.

Based on the above definitions of cost burden, the following household types experienced disproportionately greater housing cost burden in the DEHC:

- Asian households with housing cost burden of 30-50% of AMI (very small sample size)
- Numerically, Black households had the largest number of households with housing cost burden, with 10,913 households with incomes at 30-80% of AMI cost burdened.

This information is summarized from the HUD CHAS data in the following table.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
Racial/ Ethnic Group	% with housing cost burden			%
White	75.0%	15.1%	9.9%	0.5%
Black/ African American	55.3%	22.6%	22.1%	2.2%
Asian	43.3%	<b>41.2%</b>	15.5%	0.0%
American Indian, Alaska Native	68.0%	25.3%	6.7%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	70.2%	17.8%	12.0%	1.7%
Jurisdiction as a Whole	65.9%	18.6%	15.5%	1.3%

Source: CHAS 2009-2013

## Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
<b>Jurisdiction as a whole</b>	36,847	10,397	8,656	734
<b>White</b>	21,646	4,367	2,856	158
<b>Black / African American</b>	13,486	5,511	5,402	539
<b>Asian</b>	84	80	30	0
<b>American Indian, Alaska Native</b>	102	38	10	0
<b>Pacific Islander</b>	0	0	0	0
<b>Hispanic</b>	1,250	316	214	30

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2008-2012 CHAS

**NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION - 91.205 (B)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Based on CHAS data, Black and Hispanic households appear to have disproportionately greater need for affordable housing compared to other racial or ethnic groups. The following is an overall summary of the disproportionately greater needs in the DEHC:

*Disproportionately Greater Need: Housing Problems*

- Black/African American households with incomes at 50-80% of AMI
- Asian households with incomes at 0-30%, 50-80% and 80-100% of AMI (small sample size)
- American Indian/Alaska Native households with incomes at 0-30% and 30-50% of AMI (very small sample size)
- Hispanic households at 0-30% of AMI

*Disproportionately Greater Need: Severe Housing Problems*

- Asian households with incomes at 0-30% of AMI (small sample size)
- American Indian/Alaska Native households with incomes at 0-30% and 80-100% of AMI (very small sample size)
- Hispanic households with incomes at 0-30% of AMI.

*Disproportionately Greater Need: Housing Cost Burden*

- Asian households with housing cost burden of 30-50% of AMI (very small sample size)
- Numerically, Black households had the largest number of households with housing cost burden, with 10,913 households with incomes at 30-80% of AMI cost burdened.

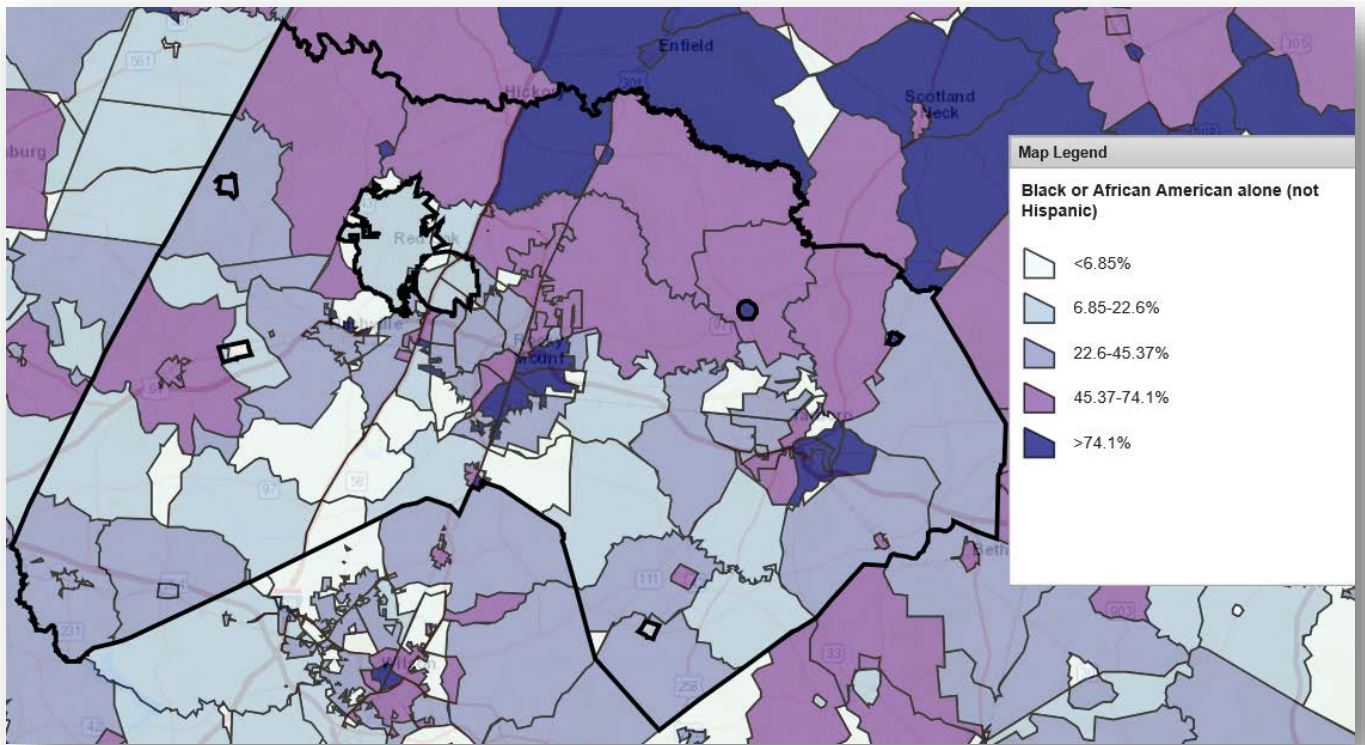
**If they have needs not identified above, what are those needs?**

The needs are identified above.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

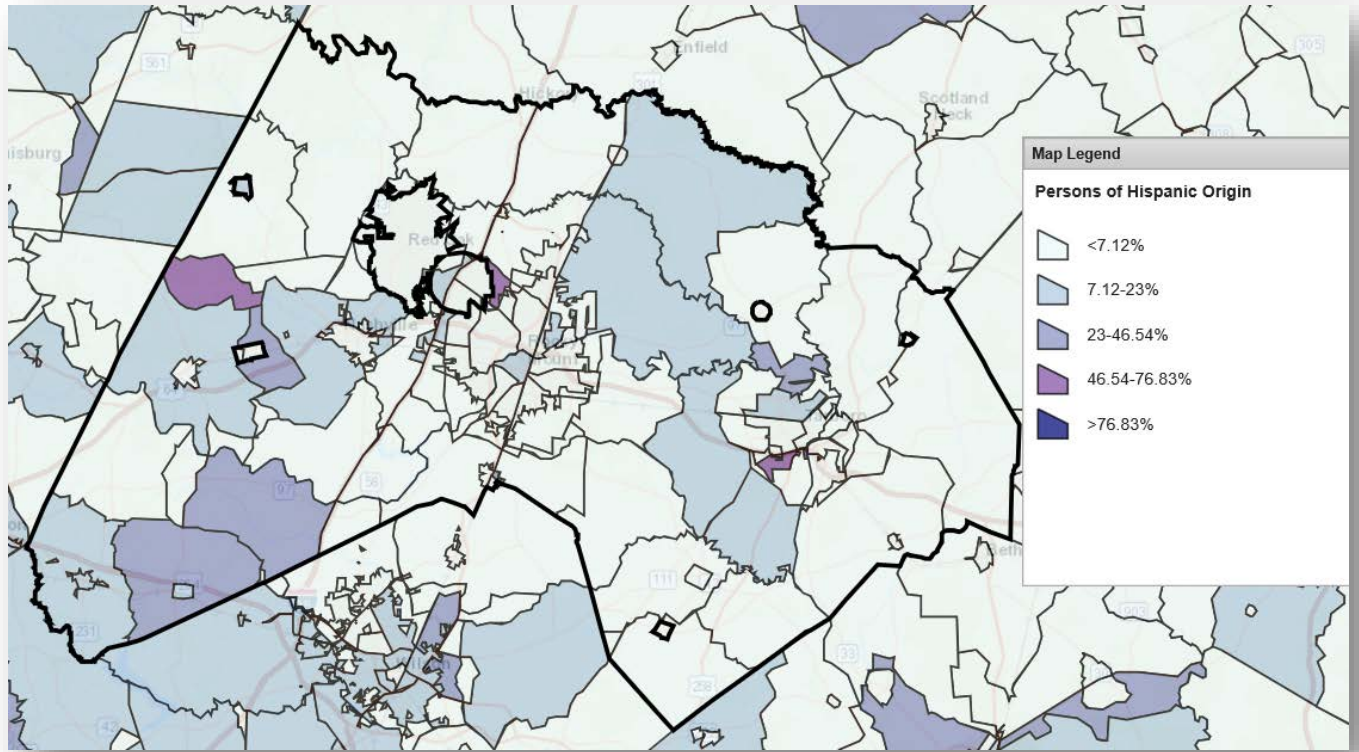
The HUD CPD maps on the following pages were created to show concentrations of Black and Hispanic households.

Black households are dispersed throughout the DEHC, with the highest concentration in the north and central areas of the region.



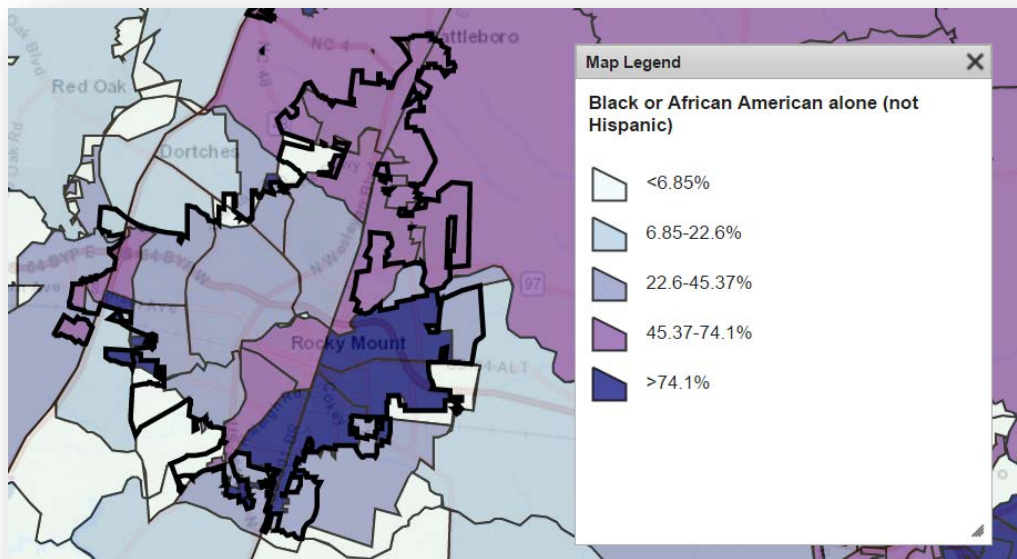


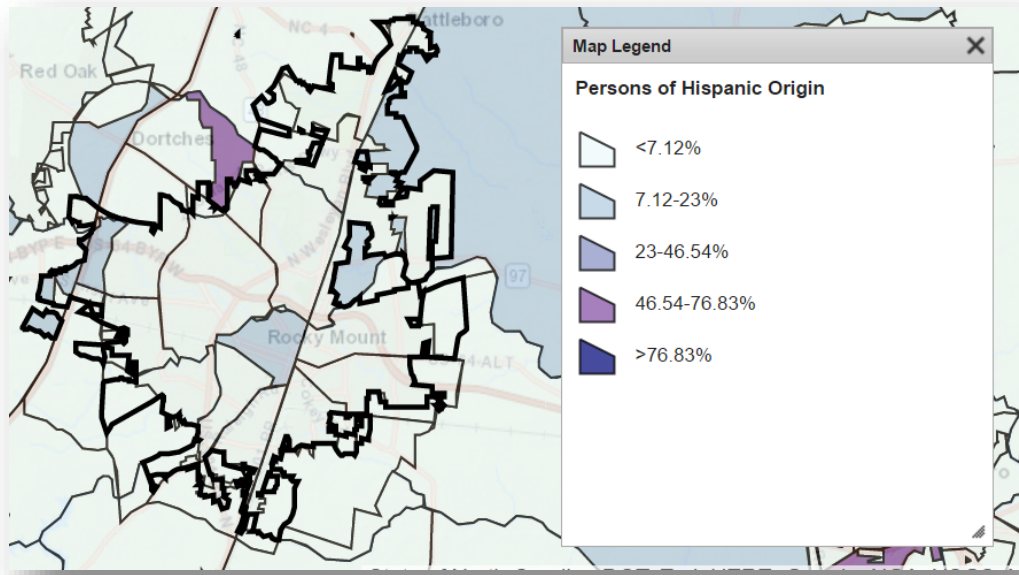
Hispanic households are concentrated in the southwestern and central areas of the region.



The HUD CPD maps below were created to show concentrations of Black and Hispanic households in the City of Rocky Mount.

- Black households are primarily concentrated in the eastern and north and areas of Rocky Mount. These areas also have the highest concentration of cost burdened households. According to 2016 American Community Survey Estimates, the City of Rocky Mount is predominantly Black, and most neighborhoods have a Black population greater than 60%. Rocky Mount’s northwestern neighborhoods are the most racially integrated relative to the rest of the City.
- Hispanic households are concentrated in the central areas of Rocky Mount. There are high concentrations of Hispanic residents in the Cross Creek neighborhood and the Kingswood mobile home park, which is part of the Berkeley neighborhood in Census Tract 105.04





## **NA-35 PUBLIC HOUSING - 91.405, 91.205 (B)**

### **Introduction**

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

### **Rocky Mount Housing Authority**

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

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

RMHA opened its public housing waiting list in February 2018 to help 50 victims of Hurricane Matthew due to the expiration of FEMA housing assistance.

#### *Rocky Mount Section 8 Inventory*

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

### **Tarboro Housing Authority**

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

### **Princeville Housing Authority**

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

To help achieve excellent quality of life and living environment for its public housing tenants, the Rocky Mount Housing Authority (RMHA) and the housing authorities in Tarboro provide funds in support of programs and activities to enhance the lives of these

households. Physical improvements such as modernization of kitchens and baths, upgrading heating systems, exterior renovations, and site work (sidewalks, landscaping, paving) represent on-going efforts in that direction.

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

The following tables are HUD-generated based on information provided by the housing authorities to the U.S. Department of Housing and Urban Development’s (HUDs) Public and Indian Housing Information Center (PIC).

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	961	265	0	259	0	0	0

Table 21 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	3	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	167	27	0	27	0	0	
# of Disabled Families	0	0	152	70	0	68	0	0	
# of Families requesting accessibility features	0	0	961	265	0	259	0	0	

# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	37	8	0	8	0	0	0
Black/African American	0	0	924	257	0	251	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	1	0	1	0	0	0
Not Hispanic	0	0	959	264	0	258	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

Data provided by the two active housing authorities in the region confirm the limited availability of accessible publicly supported housing. The Rocky Mount Housing Authority (RMHA) has a total of 86 accessible Public Housing units and 24 accessible Project-Based Section 8 units out of a total of 756 units (14.6%). Note that RMHA has a total of 756 units, of which two are non-residential, for a total of 754 residential units. The Tarboro Redevelopment Authority has a total of 26 accessible units out of a total of 193 units (13.5%), with plans for an additional 2 accessible units.

Given that all of the publicly-supported housing units in the City and the region are fully-occupied, individuals with disabilities likely have to wait a long time to access these units. Rocky Mount Housing Authority had a total of 21 disabled individuals on and its waiting list and Tarboro Redevelopment Authority had 32 disabled individuals on its waiting list as of July 2017.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

RMHA currently has approximately 88 applicants on its Public Housing waiting list and 44 on its Section 8 (Housing Choice voucher) waiting list.

Of those on the public housing waiting list, 95% of households identified as Black and 3% identified as White. Over 23% had a family member with a disability.

Of those on the Housing Choice Voucher (Section 8) waiting list, 99% of households identified as Black. Over 16% had a family member with a disability.

	Public Housing	MS Hayworth*	HCV	SENCCDC
<b>Elderly Units</b>	0	0	N/A	0
<b>Elderly/Disabled</b>	0	40	0	22



<b>Accessible Units:</b>	86	4	N/A	20
AMP 1	32			
AMP2	54			
<b>Waiting List Total</b>	88	0	44	Referrals
<b>Race:</b>				
White	3	N/A	0	N/A
Black	84		43	
Mixed	1		0	
Other	0		1	
<b>Disabled</b>	21	N/A	7	N/A
Elderly	10		1	
Elderly/Disabled	7		1	
Family	5		35	

Note: MS Hayworth is a Project Based Section 8 building. SENCDC (Southeastern NC Community Development Corporation) is a separate non-profit developer entity, but staffed by RMHA.

Given that all of the publicly-supported housing units in the City and the region are fully-occupied, individuals with disabilities likely have to wait a long time to access these units. Rocky Mount Housing Authority had a total of 21 disabled individuals on its waiting list and Tarboro Redevelopment Authority had 32 disabled individuals on its waiting list as of July 2017.

The Town of Tarboro had 21 elderly residents on its public housing waiting list.

### **How do these needs compare to the housing needs of the population at large**

The population at large includes households that share many of the same needs as public housing residents and voucher holders: a need for more decent affordable housing. Those on the public housing waiting lists and the Section 8 waiting lists continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both.



**NA-40 HOMELESS NEEDS ASSESSMENT - 91.405, 91.205 (C)**

**Introduction:**

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

The following table provides a summary of the population of homeless persons served and the estimates of the number of persons served.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in HH w ith Adults/Children	277	835	*	*	*	*
Persons in HH w ith only Children	10	5	*	*	*	*
Persons in HH w ith only Adults	548	1288	*	*	*	*
Chronically Homeless Individuals	123	134	*	*	*	*
Chronically Homeless Families	60	31	*	*	*	*
Veterans	54	82	*	*	*	*
Unaccompanied Youth	51	110	*	*	*	*
Persons w ith HIV	3	11	*	*	*	*

Source: HUD 2016 Continuum of Care Homeless Assistance Program Homeless Population and Subpopulations, NC-503, North Carolina Balance of State CoC Point-in-Time Survey.

\*: No data was available for these fields.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The average family with children is homeless anywhere between 90-210 days.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the Point-in-Time data above, there were a total of 136 homeless veterans and 1,112 people in families with children across the North Carolina Balance-of-State Continuum of Care. These individuals are all in need of housing assistance. Data specific to Nash and Edgecombe Counties and the City of Rocky Mount is unavailable.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

There were 2,963 homeless persons counted in the North Carolina Balance of State CoC Point-in-Time survey conducted on January 27, 2016. Of these, the majority were White (52%) while 38% were Black/African-American. Fewer than 4% were Hispanic.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

See the table above for data on the nature and extent of unsheltered and sheltered homeless persons.

## **NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.405, 91.205 (B,D)**

### **Introduction**

Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have much smaller funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

### **Describe the characteristics of special needs populations in your community:**

#### Elderly

Elderly persons are more likely to live on fixed, very low incomes and/or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers.

According to CHAS data, 19.3% of DEHC households contain at least one person age 62 or over. Over 48% of these households are low-moderate income, earning 80% or less of the area's median family income. In addition, the Census reported that 37.4% of persons 65 years and over had at least one disability in 2012, 46.6% of whom experienced an independent living difficulty.

#### People Living with Disabilities

There were 24,138 persons with disabilities in the DEHC in 2013, representing 16.3% of the population. The most common disabilities reported were ambulatory, meaning difficulty walking or moving around; cognitive, meaning difficulties with various types of mental tasks; and independent living difficulties. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with independent living and cognitive disabilities may require assisted living facilities. Approximately 28.5% of persons with a disability also live in poverty.

#### Substance Abuse and Addiction

No local data is available for substance abuse and addiction. population generally requires affordable, substance-free housing while in recovery.

Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special

needs also require supportive services in addition to housing that they can afford. Public and private sources have much smaller funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

## Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

### **Victims of Domestic Violence**

As discussed in NA-10, Housing Needs Assessment, according to the North Carolina Department of Administration, which collects annual statistics on the number of individuals served by domestic violence agencies, 249 domestic violence survivors were served in Edgecombe County in FY 2016 (July 2016 – 2017) and 748 domestic violence survivors were served in Nash County. This equates to 0.7% of the total population of Nash and Edgecombe County combined. Of the 997 domestic violence survivors countywide, 87.9% were female and 12.1% were male. In terms of race and ethnicity, 53.6% of domestic violence survivors were Black, 39.1% were White, and 6.0% were Hispanic. No specific data was available for the City of Rocky Mount.

### **Sexual Assault**

Statistics on sexual assault are provided by grantees based on the number of clients served. At the County level data is available from the North Carolina Department of Administration. In FY 2016 (July 2016 – July 2017) the Council reported eight calls and 15 clients in Edgecombe County and 13 calls and 40 clients in Nash County. The data doesn't indicate the specific services provided to the victims, but a range of services is reported, from hospitalization to counseling and support groups. No specific data was available for the City of Rocky Mount.

In 2016, My Sister's House sheltered 86 women and 66 children with an average length of stay of 17 days, providing 2,531 sheltered nights and 7,881 meals. Also, in 2016, staff and volunteers fielded 787 crisis calls. Staff assisted with 770 Safety Plans, provided transportation 50 times, assisted with translation 127 times, made 305 referrals to North Carolina Legal Aid, assisted with 23 Warrants, provided court accompaniment 685 times, provided Victims Compensation information to 408 individuals, provided advocacy for individuals 2,448 times and information and referrals (including referrals for housing, employment and education) 4,081 times. In addition, the agency logged 4,137.5 volunteer hours by 118 unduplicated volunteers.

### Persons Living with HIV/AIDS

Persons living with HIV/AIDS require several levels of service. In addition to substance abuse and mental health services, clients are also in need of life skills training, including

employment and vocational training and managing activities of daily living, such as living on a fixed income. Increasingly, supportive services are also dealing with the complications of aging, as medical advances have increased the life expectancy of those living with HIV/AIDS. Locally, many of these services are provided by the Bassett Center, which continues to provide transitional housing and case management to homeless families. In addition, the New Sources Agency and the Nash County and Edgecombe County Health Departments that provide screening, counseling and other assistance to HIV/AIDS patients.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

Summarizing the above estimates and input received during stakeholder interviews held in preparing the Three-Year Consolidated Plan, the most significant needs for these populations are:

- Mental health and substance abuse counseling
- Decent, affordable housing, including rental vouchers
- Emergency shelter beds
- Employment training/self-sufficiency programs
- Emergency assistance – e.g. food, shelter, assistance with utilities and rent

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the North Carolina State Division of Public Health's Epidemiology's HIV/STD Survey Report, there were 645 persons in Nash and Edgecombe Counties combined diagnosed and alive with HIV/AIDS as of December 31, 2016, or just 1% of those diagnosed and alive statewide. Still, Edgecombe County alone had the third highest three-year average (2014-2016) of newly diagnosed persons in North Carolina. Also, according to the North Carolina Department of Health and Human Services' Quarterly Surveillance Report from the third quarter of 2017, there were 61 newly reported HIV infected individuals between 2015 and 2017 in the DEHC. Overall, the housing needs of persons living with HIV/AIDS include affordable rental housing and wrap-around supportive services.

**NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS - 91.415, 91.215 (F)**

**Describe the jurisdiction's need for Public Facilities:**

Through CDBG funds, the City of Rocky Mount can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

Public facilities in Rocky Mount are well provided. There are over 50 parks in the city that offer a range of recreation opportunities. The greatest need for public facilities is primarily ongoing maintenance for the existing facilities. This may include an inclusive park, which would provide playground equipment for disabled persons.

There is a need for greater capacity at the homeless shelter, where there is a need for a newer shelter with greater capacity, including office space.

In addition, there has been discussion about the need for another senior center in the western area of the city.

**How were these needs determined?**

The City of Rocky Mount facilitated a series of stakeholder interviews, public meetings, and requested feedback on needs across the community. In addition, there has been coordination between community partners and staff to identify ongoing needs.

**Describe the jurisdiction's need for Public Improvements:**

Through CDBG funds, the City can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

Public Improvement needs include sidewalks and lighting. These two public improvement needs have been identified during public meetings and in discussions with Public Works.

**How were these needs determined?**

The City facilitated a series of stakeholder interviews, public meetings, and requested feedback on needs across the community. In addition, there has been coordination between community partners and staff to identify ongoing needs.

### **Describe the jurisdiction's need for Public Services:**

Through CDBG funds, the City can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services.

Public Services needs include:

- Transit services
- Education and workforce development
- Homebuyer counseling
- Financial literacy counseling
- Mental health and substance abuse counseling

### **How were these needs determined?**

The City facilitated a series of stakeholder interviews, public meetings, and requested feedback on needs across the community.



## Housing Market Analysis

### **MA-05 OVERVIEW**

#### **Housing Market Analysis Overview:**

The housing stock in the Down East Home Consortium (DEHC) consists primarily of single-family owner-occupied units with three or more bedrooms. Over 62% of the housing stock is owner-occupied. A recent HUD PD&R Comprehensive Housing Market Analysis for the Rocky Mount Housing Market Analysis (October 2015) found that the rental and sales housing markets were soft, while the market for apartments is tight, with a vacancy rate of 4.1% during the third quarter of 2015. The reason for the significant difference between vacancy rates for the overall rental market and for the apartment market stems from the above-average proportion of rental units that are detached single-family homes.

In addition, according to the analysis, years of weak economic conditions, combined with the large supply of relatively inexpensive rental housing, including single-family homes for rent, and net out-migration have discouraged new multifamily building activity in the Rocky Mount Housing Market Area (HMA), which consists of Nash and Edgecombe counties. Multifamily building activity, as measured by the number of units permitted, has been extremely limited.

#### **Cost of Housing:**

Between 2000 and 2013, median housing value (adjusted for inflation to 2013 dollars) decreased by 11% in Nash County and 18% in Edgecombe County, respectively, and median contract rent rose 7% in Nash County and declined by 1% in Edgecombe County. As a result, buying or renting a house in the DEHC became less affordable between 2000 and 2013.

Real incomes in the DEHC have declined while housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2000 and 2013, the median income for Nash County residents declined by 16% after adjusting for inflation, while median rent increased by 7%. In Edgecombe County, the median income for residents declined by 21% after adjusting for inflation, while median rent declined by 1%.

In Rocky Mount, between 2000 and 2013, the median income for residents declined by 19% after adjusting for inflation, while median rent increased by 5%.

This means that housing costs account for a relatively larger share of income for Rocky Mount and DEHC households. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households.

### **Lead-Based Paint Hazard:**

HUD estimated there are as many as 1,508 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger living in housing units built before 1980. These units may contain lead-based paint.

### **Availability of Affordable Housing:**

The DEHC is currently experiencing a significant shortage of affordable and available rental units for extremely low-income households. According to 2008-2012 CHAS data, there are 6,295 DEHC households who earn under 30% AMI, only 1,580 (25%) of which are not cost burdened. Affordability is a major barrier for many residents in the DEHC, both renters and homeowners.

The City of Rocky Mount completed a comprehensive housing report in December 2014 titled "Crossroads to Prosperity." This report reflects many of the characteristics of the housing market found in the DEHC area: a housing market dominated by single-family homes, a decrease in population, and a mixed picture in terms of demand for housing.

The study determined that due to low market rents and modest occupancy rates, residential development was only feasible in neighborhoods close to the Central City. The City has been working to develop decent affordable housing in neighborhoods close to the City, with two developments, Beal Street Development, which was completed in 2017 and Ravenwood Crossing, which is expected to be completed at the end of 2018.

In addition, despite some apparent signs of improvement in the Rocky Mount housing market, problems like distressed assets, vacancy, and blight remain entrenched in the City, proving a major constraint on housing supply and demand.

## **MA-10 HOUSING MARKET ANALYSIS: NUMBER OF HOUSING UNITS - 91.410, 91.210(A)&(B)(2)**

### **Introduction**

The DEHC housing stock is principally single-family and owner-occupied (63.6%). The majority of multi-family units are located in small (2 to 4 unit) buildings.

Housing vacancy rates can have an impact on the production of new housing units, including affordable housing, to meet market demand. While the overall rental vacancy rate is relatively high (9.5%), the vacancy rate for apartments is low. As stated earlier, the significant difference between vacancy rates for the overall rental market and for the apartment market stems from the above-average proportion of rental units that are detached single-family homes. Detached single-family home rental units, which are not included in the multi-family apartment market data, are usually older units that tend to have higher vacancy rates than apartment complexes.

According to the HUD Comprehensive Housing Market Analysis for the Rocky Mount HMA (2015), approximately 41% of all renter-occupied units in the Rocky Mount HMA are detached single-family homes compared with statewide and national rates of 36% and 29%, respectively (2014 American Community Survey 1-year data). Mobile homes accounted for 20% of the total properties by type, or the second largest category. With 19.9% of the DEHC population living in poverty, the need for more affordable housing, both owner- and renter-occupied, is strong.

Of the 35,582 owner-occupied units in the DEHC area, 83% consist of three or more bedrooms. This is in contrast to renter-occupied units, of which only 44% include three or more bedrooms. The majority of renter households live in one- and two-bedroom units.

Note that the number of units listed below is for all units, both occupied and un-occupied.

### All residential properties by number of units

Property Type	Number	%
<b>1-unit detached structure</b>	41,613	<b>64%</b>
<b>1-unit, attached structure</b>	1,108	<b>2%</b>
<b>2-4 units</b>	5,107	<b>8%</b>
<b>5-19 units</b>	3,526	<b>5%</b>
<b>20 or more units</b>	751	<b>1%</b>
<b>Mobile Home, boat, RV, van, etc</b>	12,630	<b>20%</b>
<i>Total</i>	<i>64,735</i>	<i>100%</i>

**Table 25 – Residential Properties by Unit Number**

Data 2009-2013 ACS

Source:

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
<b>No bedroom</b>	36	0%	544	<b>3%</b>
<b>1 bedroom</b>	340	1%	2,811	<b>13%</b>
<b>2 bedrooms</b>	5,531	16%	8,319	<b>40%</b>
<b>3 or more bedrooms</b>	29,675	83%	9,351	<b>44%</b>
<i>Total</i>	<i>35,582</i>	<i>100%</i>	<i>21,025</i>	<i>100%</i>

**Table 26 – Unit Size by Tenure**

Data 2009-2013 ACS

Source:

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to data provided by the local housing authorities, there are a total of 994 public housing units across Nash and Edgecombe Counties. These units typically serve extremely-low income individuals and families (below 30% AMI). There are units available for seniors, families with children, and people with physical disabilities.

There are also 850 Housing Choice Vouchers available. These vouchers typically serve families with children in the 30% to 80% AMI range. Beal Street Square, which is a tax credit project, has 80 units, which are targeted to households at or below 60% AMI.

### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Low Income Housing Coalition's National Housing Preservation database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 226 actively subsidized units in the DEHC at-risk for conversion to market-rate units within the next ten years. In the absence of intervention to preserve the affordability of these units,

conversion would occur as the rental assistance or affordability periods expire and these units would be lost from the affordable housing inventory.

### **Does the availability of housing units meet the needs of the population?**

Like most of the nation, the DEHC is currently experiencing a significant shortage of affordable and available rental units for extremely low-income households (0-30% of AMI). According to 2009-2013 CHAS data, there are 6,295 DEHC households who earn under 30% AMI, only 1,580 (25%) of which are not cost burdened. Affordability is a major barrier for many DEHC residents, both renters and homeowners.

In addition, lower median household incomes in the City of Rocky Mount compared to the State of North Carolina reduces the ability of residents to afford a home. In 2015, the median household income in the City of Rocky Mount was \$36,088, compared to \$46,868 for the State of North Carolina.

### **Describe the need for specific types of housing:**

There is a need for energy efficient homes to reduce utility costs for both homeowners and renters. High utility costs increase overall housing maintenance expenses and reduces the ability of both homeowners and renters to maintain safe and affordable housing. In addition, there is a need for affordable single-family housing, rehabilitation of older homes, and development of new affordable housing.

**MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.410,  
91.210(A)**

**Introduction**

Between 2000 and 2013, median housing value (adjusted for inflation to 2013 dollars) decreased 11% and median contract rent rose 7% in Nash County, while in Edgecombe County median home values decreased by 18% and the median contract rent declined by 1% (data was unavailable for the combined DEHC). Real median household income (MHI) decreased by 21% in Edgecombe County and 16% in Nash County.

In the City of Rocky Mount, median housing value (adjusted for inflation to 2013 dollars) decreased by 15% and median contract rent rose 5%, while real median household income decreased 19%. As a result, buying or renting a house across the entirety of the DEHC became less affordable between 2000 and 2013.

## Cost of Housing

Area		2000	2013	2000 – 2013 Change	2000 – 2013 Change Adj. for Inflation
Median Home Value	Nash	\$95,800	\$117,300	22%	-11%
		(\$132,264 in 2013 dollars)			
	Edgecombe	\$70,850	\$80,600	14%	-18%
		(\$97,817 in 2013 dollars)			
	Rocky Mount	\$89,700	\$105,300	17%	-15%
		(\$123,842 in 2013 dollars)			
Median Contract Rent	Nash	\$335 (\$463 in 2013 dollars)	\$494	47%	7%
	Edgecombe	\$301	\$412	37%	-1%
		(\$416 in 2013 dollars)			
	Rocky Mount	\$334	\$482	44%	5%
		(\$461 in 2013 dollars)			

**Table 27 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

The National Low Income Housing Coalition provides annual information on the Fair Market Rent (FMR) and affordability of rental housing in counties and cities in the U.S. In the Rocky Mount MSA in 2017, the FMR for a two-bedroom apartment was \$743. In order to afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn \$2,477 monthly or \$29,720 annually<sup>1</sup>. Assuming a 40-hour work week, 52 weeks per year, this annual income translates into a Housing Wage of \$14.29.

<sup>1</sup>The 30% rule for affordability is used here due to its establishment as a HUD standard. HUD defines households of any income level paying more than 30% of household income on housing expenses as “cost-burdened.”

In the DEHC, a minimum-wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 79 hours per week, 52 weeks per year.

Rent Paid	Number	%
<b>Less than \$500</b>	13,142	<b>62.5%</b>
<b>\$500-999</b>	7,543	<b>35.9%</b>
<b>\$1,000-1,499</b>	280	<b>1.3%</b>
<b>\$1,500-1,999</b>	15	<b>0.1%</b>
<b>\$2,000 or more</b>	45	<b>0.2%</b>
<i>Total</i>	21,025	100.0%

**Table 28 - Rent Paid**

Data Source: 2009-2013 ACS

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 1,206 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent 5.7% of the rental housing inventory in the DEHC area. This supply of units provides less than 20% of units affordable to the 6,295 households earning less than 30% of HAMFI.

### Housing Affordability

Households Earnings	# of Units Affordable to Renter Households	# of Units Affordable to Owner Households
<b>30% HAMFI</b>	1,206	<b>No Data</b>
<b>50% HAMFI</b>	4,215	<b>3,451</b>
<b>80% HAMFI</b>	11,280	<b>8,377</b>
<b>100% HAMFI</b>	No Data	<b>11,773</b>
<i>Total</i>	16,701	23,601

**Table 29 – Housing Affordability**

Data Source: 2008-2012 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>Fair Market Rent</b>	585	589	743	1,018	<b>1,139</b>
<b>High HOME Rent</b>	585	589	743	876	<b>958</b>
<b>Low HOME Rent</b>	<b>461</b>	<b>494</b>	<b>593</b>	<b>685</b>	<b>765</b>

**Table 30 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

As noted above, the combination of rising housing costs combined with relatively stagnant wages reduces the ability of households to find affordable housing.



According to CHAS data analyzed in the Needs Assessment, there are 13,300 households earning between 0% and 50% of the median family income in the DEHC. However, there are only 8,872 housing units affordable to these households, accommodating just 66% of this household population.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

The continued high price of both owner-occupied and rental housing reduces the ability of low-income households to find affordable housing. In addition, there are a high number of owner-occupied and renter-occupied households that are cost burdened. According to the HUD Comprehensive Housing Market Analysis for the Rocky Mount HMA (2015), which encompasses the DEHC, soft sales housing market conditions in the City have resulted in historically low levels of single-family homebuilding activity, as measured by the number of homes permitted, since 2010. The price of housing has not recovered from the recession of 2009-2010. By contrast with the overall rental market, the apartment market in the Rocky Mount HMA is slightly tight. This has occurred as a result of the inventory of affordable rental units shrinking at the same time that rental rates increased.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

DEHC's median contract rent (\$494 in Nash County and \$412 in Edgecombe County) is lower than the HOME rent for efficiency and one-bedroom apartments which are \$585 and \$589, respectively. This is also true for the City of Rocky Mount, with a median contract rent of \$482. This means that a household receiving a tenant-based rental subsidy should be able to afford most homes within the DEHC.

As detailed above, however, housing costs in the DEHC and the City of Rocky Mount, specifically, are increasing at much faster rates than incomes. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much needed affordable housing.

## MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING - 91.410, 91.210(A)

### Introduction

The following data provides an overview on the condition of housing in the DEHC.

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

Definitions:

**Standard Condition:** No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

**Substandard Condition but Suitable for Rehabilitation:** The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

**Housing Conditions:** Condition of units is assessed using the same criteria, for the most part, as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

It should be noted that 72% of the owner-occupied housing units had no selected condition, while 51% of the renter-occupied units had no selected condition.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,772	27%	9,541	45%
With two selected Conditions	287	1%	618	3%
With three selected Conditions	73	0%	41	0%
With four selected Conditions	5	0%	45	0%
No selected Conditions	25,445	72%	10,780	51%
Total	35,582	100%	21,025	99%

Table 31 - Condition of Units

Data Source: 2009-2013 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,789	19%	3,273	16%
1980-1999	12,796	36%	7,675	37%
1950-1979	12,244	34%	7,282	35%
Before 1950	3,753	11%	2,795	13%
Total	35,582	100%	21,025	101%

Table 32 – Year Unit Built

Data 2009-2013 CHAS  
 Source:

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,997	45%	10,077	48%
Housing Units build before 1980 with children present	5,779	16%	3,068	15%

**Table 33 – Risk of Lead-Based Paint**

Data 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)  
 Source:

### Vacant Units

Note: No data is available for the following table. Information for the City of Rocky Mount is provided in the following paragraph.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 34 - Vacant Units**

While no data is available for the DEHC, the City of Rocky Mount’s recently completed “Crossroads to Prosperity” housing report (2015) indicated a total of 1,158 vacant structures in the City, or 6.2% of all structures.

The City of Rocky Mount has 26,605 total parcels. The report focused on the assessment of the City’s 22,907 residential parcels, or 86.1% of total parcels citywide. During the surveying process, all 22,907 residential parcels were assessed, including 18,398 structures (80.3%) and 3,377 vacant lots (14.7%). There were also 1,132 parcels that were determined not to be surveyable, or 4.9% of all residential parcels. These unsurveyable parcels were either not visible or identifiable, or could not be found in the City’s GIS files. Of Rocky Mount’s 18,398 residential structures, approximately 6.3% appear to be vacant or abandoned. Of the 19.8% of total residential parcels (structures and lots) in the City that are vacant, large numbers are concentrated in a few neighborhoods, with half of the total vacant properties found in just nine of the eighty-two neighborhood investment areas. Many of these neighborhoods, particularly in the southeastern section of the City, are also located in areas defined as Racially or Ethnically Concentrated Areas of Poverty (R/ECAPS), which HUD defines as census tracts with a non-white population of 50% or more and a poverty rate of 40% or more.

Despite the high prevalence of vacant and blighted properties, there has been little new residential development in Rocky Mount’s inner-city neighborhoods in recent years. The “Crossroads to Prosperity” report determined that due to low market rents and modest occupancy rates, residential development was only feasible in neighborhoods close to

the Central City with the use of financial incentives such as Low Income Housing Tax Credits (LIHTC), historic tax credits, and tax abatements (Texla Housing Partners).

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

Most of the housing stock in the DEHC is newer, with 55% of the owner-occupied units and 53% of the renter-occupied units built since 1980. For the DEHC, only 11.5% of units were built before 1950, in contrast to over 19.3% of the nation's overall housing stock.

In the City of Rocky Mount, most of the housing stock is older, with 43.2% of the owner-occupied units and 49.3% of the renter-occupied units built since 1980. Over 21% of the total units were constructed before 1950. The age of the housing stock varied greatly by neighborhood, with the Chester and Golden East neighborhoods – in the central and northern areas of the City - with the oldest housing stock (104 and 86 years old, respectively), while the Westry Crossing and Belmont Lake neighborhoods – areas to the north and west of the City- with the newest housing stock (11 and 16 years old, respectively).

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are, therefore, considered at risk for containing lead-based paint.

According to 2009-2013 CHAS data, 1,508 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in housing units built before 1980. These households, 2.6% of all households, are at risk for lead-based paint hazards.

## **MA-25 PUBLIC AND ASSISTED HOUSING - 91.410, 91.210(B)**

### **Introduction**

As discussed in NA-35 Public Housing, the Consortium is served by three Public Housing Authorities:

#### **Rocky Mount Housing Authority**

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

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

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

#### **Tarboro Housing Authority**

In the Town of Tarboro, public housing is managed by the Town of Tarboro Redevelopment Commission, has 240 units of public housing. The Commission manages and operates three public housing developments, one Section 8 housing complex, and 82 units of scattered site public housing.

Nash-Edgecombe Economic Development, Inc. (NEED) operates the Section 8 program in the Consortium. Of the over 585 Section 8 vouchers in its program, there are over 100 units in Tarboro.

#### **Princeville Housing Authority**

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

## Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			979	266			0	0	0
# of accessible units	No data								
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

## Rocky Mount Housing Authority Developments

Development	# of Units	Year Constructed	General Condition
West End Terrace	110	1954	Good
Weeks Armstrong	22	1954	Good
Weeks Armstrong	74	2003	Excellent
West End Terrace	100	1958	Needs Rehabilitation
Armstrong Homes	84	1958	Unknown
Scattered Sites	199	1971	Good
McIntrye Lane	50	1985	Good
Marigold Street	14	2003	Excellent
Armstrong Homes	50	2010	Unknown
Roscoe Batts Village	23	2010	Unknown
Beal Street Redevelopment	6 (?)	2011	Excellent
Weeks Phase 3	16	2012	Unknown
Branch/Midway	2	2013	Unknown
Russell Jackson Village	4	2016	Unknown
<b>TOTAL UNITS</b>	<b>754</b>		

\* Fifty-four of these units are for the elderly and the disabled.

## Tarboro Housing Authority

Development	# of Units	Year Constructed	General Condition
Pinehurst Homes	50	1953	Good
Hendricks Park	34	1975	Good
East Tarboro Phase I	16	2002	Excellent
East Tarboro Phase II	18	2004	Excellent
Hope Lodge	19	2005	Excellent

Scattered Site Units	48	1980	Good
W. Baker St. Apts.	8	2001	Excellent
<b>TOTAL UNITS</b>	<b>240</b>		

\* Thirty-four of these units are for the elderly and disabled.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

**Public Housing Condition**

Public Housing Development	Average Inspection Score
<b>17 Pinehurst Homes Apt: Tarboro</b>	<b>95</b>
<b>Weeks Armstrong Homes Community: Rocky Mount</b>	<b>85</b>
<b>Replacement Housing Recovery Plan: Rocky Mount</b>	<b>100</b>
<b>PIONEER COURTS</b>	<b>63</b>

Table 36 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The Tarboro Housing Authority has indicated a need to rehabilitate 16 units in their portfolio.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

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

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



## MA-30 HOMELESS FACILITIES AND SERVICES - 91.410, 91.210(C)

### Introduction

United Community Ministries' Emergency Shelter, My Sister's House, and Tarboro Community Outreach provided a total of 106 emergency shelter beds for homeless individuals in the area.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	12	0	60	35	0
Households with Only Adults	94	0	28	18	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 37 - Facilities Targeted to Homeless Persons

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The City has a number of programs that provide shelter and assistance to the homeless, and relies on these services and facilities. There are several programs and projects under way to provide supportive housing, prevent homelessness, address emergency shelter needs and develop transitional housing and supportive programs for transitional housing.

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

In addition, the City will continue to assist programs that provide a range of supportive services to persons in jeopardy of becoming homeless. The City works through the UCM to develop and implement programs to address the issue of publicly funded institutions that may discharge persons into homelessness.

The following table, from the Twin County Regional Committee of the North Carolina Balance of State, shows agencies that serve people who are homeless in Twin County Region, including grantees of the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Veterans Affairs (VA), and programs appearing on the 2015 Housing Inventory Chart (HIC).

Grant	Funder	Agency	Program Type
CoC	HUD	United Community Ministries, Permanent Supportive Housing, Bassett Center Transitional Housing	Permanent Supportive Housing (PSH) & Transitional Housing (TH)
ESG	HUD	United Community Ministries, Emergency Shelter, Rapid Re-Housing	Rapid Re-Housing (RRH) & Shelter
SSVF	VA	Volunteers of America, Rapid Re-Housing	RRH
	Private	My Sister’s House, DV Shelter	Shelter
	Private	Tarboro Community Outreach, Emergency Shelter, Transitional Housing	Shelter & TH
	Private	Christian Fellowship Home, Men’s Transitional Housing	TH
	Private	Church on the Rise-Peacemakers, Redeemers Inn	TH
	Private	Fellowship of Christ Church, Bethesda House	TH
	Private	The Light Housing Home, Transitional Housing	TH

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

**Community Kitchen and Pantry:**

The Community Shelter, located at 341 McDonald Street, in Rocky Mount, NC provides services to homeless and food insecure individuals. The shelter provides assessment, referrals, counseling and employment assistance to over 235 individuals in 2016, and the adjoining Community Kitchen and Pantry provided nearly 130,000 meals and 500 food baskets to over 300 families in 2016, in addition to serving as a storage and distribution point for bulk quantities of food shared with other community agencies. In addition, over 1000 pieces of clothing were distributed out of the clothing closet.

**House the Children Program:**

The Bassett Center, located at 916 Branch Street, in Rocky Mount, NC provided shelter and supportive services for 54 homeless families, which included 63 adults and 143 children in 2016. Nearly 99% of all families entering the Bassett Center are Nash and Edgecombe County residents.

Thirty-eight of the 54 homeless families completed the program and transitioned into stable affordable permanent housing.

Outreach services provided to over 100 homeless and nearly homeless families, and 100 % of all Bassett Center residents received intensive case management. The Bassett Center maintains a consistent waiting list of 45-50 homeless families seeking assistance.

**Permanent Supportive Housing Program:**

The Permanent Supportive Housing Program (PSH) is permanent housing with indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with and adult or child member with a disability achieve housing stability (HUD Exchange).

Adults have to be chronically homeless or permanently disabled to qualify. A person is considered chronically homeless when he/she has experienced at least four episodes of homelessness in the past three years or continually homeless for one year. Sleeping in a place not meant for human habitation, living on the street or in an emergency shelter. A person must have a disabling condition including the co-occurrence of two or more of these conditions: diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness.

In 2016, nine of UCM shelter residents transitioned into UCM Permanent Supportive Housing Program, 99% remained at the end of the year.

### **Christ Centered Assistance Network:**

Christ-Centered Assistance Network is a nonprofit faith-based ministry supported by local churches under the umbrella of UCM.

The program provides various types of assistance with services such as rent, utilities, medication, heaters, fans and spiritual guidance. In 2016, CCAN served over 500 households, providing over \$32,000 in assistance.

### **UCM Rapid Re-Housing:**

UCM's Rapid Re-Housing is a successful community strategy for ending homelessness. The intent is to minimize the length of time an individual or family remains in the limbo of homelessness and to help the household quickly re-establish stability. In the safety and predictability of permanent housing, they are encouraged to choose how, when and where they will address other life problems or goals using mainstream resources. Rapid Re-Housing resolves the crisis of homelessness; the rest is up to the individual or family—and their community support systems. Rapid Re-Housing can provide financial assistance in the form of security/utility deposits, rent/utility payments, rent/utility arrears, and application fees. All assistance is based on individual assessment and case plan. Rapid Re-Housing also provides housing stabilization case management to resolve issues that are barriers to achieving housing stability. In 2016 Rapid Re-Housing assisted 45 qualified households in attaining stable and affordable permanent housing. Collaborative Partners: Rocky Mount Housing Authority, Cokey Apartments, A Fresh New Start LLC, Cross Creek Mobile Homes, B & H Realty, and R E Thompson.

## **MA-35 SPECIAL NEEDS FACILITIES AND SERVICES - 91.410, 91.210(D)**

### **Introduction**

Special needs populations include, but are not limited to, persons who are mentally ill, mentally disabled, physically disabled, substance abusers living with AIDS/HIV, homeless, and elderly in need of supportive housing.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

### **Elderly Population (Ages 62 - 74)**

The City of Rocky Mount and the DEHC have a special emphasis in their housing and community development programs upon the elderly, allocating resources for a range of senior services. This emphasis will be continued.

The City of Rocky Mount has an active senior center that connects seniors with services. These programs include the following:

- **Health/Wellness**  
Low-Impact/Chair Aerobics, various Exercise Classes, Line Dancing, Fitness Center, Water Aerobics, Lap Swimming, various Health Screenings, and Senior Health Insurance Information Program (SHIIP).
- **Day and Overnight Trips**  
Various local, regional and national locations such as, museums, novelty shops, restaurants, farmer's market, NC coast, NC mountains just to name a few.
- **Special Events**  
Annual and seasonal events such as Christmas Lights Tour, Christmas Gala Luncheon, Ice Cream Social, Dinner Theatre, Dances, Black History Celebration Luncheon, Veterans' Luncheon, Senior Tea Party, Summer Blast, National Senior Health & Fitness Day and many more.
- **Athletics Leagues and Tournaments**  
Softball, Bowling, Billiards and the Down East Senior Games
- **Educational Classes/Workshops**  
Scam Alerts, Computer Classes, Tax Workshops, and Arts & Crafts Classes.
- **Drop-in/Informal Recreation Activities**  
Walking, computer lab, library, horseshoe, shuffle board, TV/Lounge, Bingo, and cards.
- **Senior Clubs**  
As part of Rocky Mount's commitment to being a "center without borders"; the division serves as a liaison to several local clubs for individuals 55 or older. The

club provides a way to meet new people, socialize, and learn about senior issues and happenings. Clubs usually meet once a month.

- **Information and Referral Service**

For all Senior Adults to various other services located in surrounding area.

### **Extra Elderly (Ages 75+)**

The City of Rocky Mount's frail elderly population is currently served by a network of community organizations, faith-based groups, and social service organizations that provide medical, social, recreational, nutritional, housekeeping and/or personal services in the home of the extra elderly.

The City of Rocky Mount assists extra elderly households. Because funds are so limited, CDBG funds are not available for supportive services. See the above list of programs for the elderly and extra elderly.

### **Disabled Population**

The City of Rocky Mount will continue its efforts to increase services for the disabled population (physical, developmental, and mental). These efforts will include supervised settings, shelter care facilities, emergency housing, housing for the mentally ill, chemical abusers, and a home care provider system.

### **Persons With HIV/AIDS**

The City of Rocky Mount does not directly fund, operate, or administer any programs addressing HIV/AIDS patients.

### **Persons with Drug or Alcohol Addiction**

The City of Rocky Mount does not directly fund, operate, or administer any programs of this type. The City will support programs to assist these persons and their families primarily through programs dealing with health and family life.

### **Victims of Domestic Violence**

The City has one shelter for victims of domestic violence, My Sister's House, which offers shelter, a variety of services and counseling. The City will continue to support victims of abuse through its support of health, counseling, and services for both youth and the elderly.

The need for programs and services among these segments of the population is great and increasing. The City would like to provide more assistance to organizations providing these types of assistance. However, City funds are limited to priorities outlined earlier in this Plan.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The City has a limited number of services and facilities to meet the needs of persons who are not homeless but require supportive housing. There are also limited services and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

These services and facilities are limited because the resources required to operate and to maintain these entities are very limited.

The City has 53 units available in group homes for persons with disabilities.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

**TBD**

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

**TBD**

## **MA-40 BARRIERS TO AFFORDABLE HOUSING - 91.410, 91.210(E)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

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

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

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



## MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS - 91.410, 91.210(F)

### Introduction

According to the Business Activity table below, the largest number of workers who live in the DEHC are employed in the Manufacturing sector. This sector alone represents almost one-fifth of the employment for DEHC residents. According to the HUD Comprehensive Housing Market Analysis for the Rocky Mount HMA (2015), the manufacturing sector, which has historically been the anchor of the economy of the Rocky Mount HMA, appeared to stabilize in 2012 after more than 15 years of decline. Still, the study found that the transition from a manufacturing-based economy to a service-based economy has proven more difficult for the Rocky Mount HMA than for North Carolina as a whole. In contrast with the decline in the manufacturing sector, the education and health services and the leisure and hospitality sectors have led gains in the HMA since 2000, expanding 28% and 23%, respectively.

According to the data by occupation, the Sales and Office sector is the largest, with almost one-third of DEHC residents working in this sector. This is consistent with the newer types of employment opportunities available to DEHC residents.

### Economic Development Market Analysis

The following HUD-generated tables contain data pertinent to economic development in the DEHC. Discussion and analysis of the data follows the Educational Attainment table.

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	200	76	1	0	-1
Arts, Entertainment, Accommodations	2,598	3,800	14	15	2
Construction	710	726	4	3	-1
Education and Health Care Services	2,917	4,278	15	17	2
Finance, Insurance, and Real Estate	691	1,235	4	5	1
Information	395	942	2	4	2
Manufacturing	3,375	1,709	18	7	-11
Other Services	511	781	3	3	0
Professional, Scientific, Management Services	1,460	3,021	8	12	5
Public Administration	0	0	0	0	0

<b>Retail Trade</b>	2,966	4,251	16	17	<b>2</b>
<b>Transportation and Warehousing</b>	502	359	3	1	<b>-1</b>
<b>Wholesale Trade</b>	965	1,418	5	6	<b>1</b>
<b>Total</b>	<b>17,290</b>	<b>22,596</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 38 - Business Activity**

**Data** 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	27,279
Civilian Employed Population 16 years and over	22,354
Unemployment Rate	18.05
Unemployment Rate for Ages 16-24	43.31
Unemployment Rate for Ages 25-65	11.07

Table 39 - Labor Force

Data 2009-2013 ACS

Source:

Occupations by Sector	Number of People
Management, business and financial	3,896
Farming, fisheries and forestry occupations	1,045
Service	2,777
Sales and office	5,895
Construction, extraction, maintenance and repair	1,312
Production, transportation and material moving	2,265

Table 40 – Occupations by Sector

Data 2009-2013 ACS

Source:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,286	81%
30-59 Minutes	2,858	13%
60 or More Minutes	1,084	5%
Total	21,228	100%

Table 41 - Travel Time

Data 2009-2013 ACS

Source:

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force			Not in Labor Force
	Civilian Employed	Unemployed		
Less than high school graduate	1,517	556		2,210
High school graduate (includes equivalency)	5,741	1,144		2,714
Some college or Associate's degree	6,878	1,215		1,595
Bachelor's degree or higher	4,528	344		985

Table 42 - Educational Attainment by Employment Status

Data 2009-2013 ACS

Source:

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	252	253	183	785	1,335
9th to 12th grade, no diploma	1,021	644	560	1,858	1,199
High school graduate, GED, or alternative	1,730	2,303	2,235	5,061	3,047
Some college, no degree	1,707	1,933	2,244	3,257	1,426
Associate's degree	148	388	401	1,475	309
Bachelor's degree	298	988	1,112	2,286	1,053
Graduate or professional degree	48	210	229	1,032	444

Table 43 - Educational Attainment by Age

Data 2009-2013 ACS  
Source:

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,544
High school graduate (includes equivalency)	22,569
Some college or Associate's degree	27,276
Bachelor's degree	38,523
Graduate or professional degree	54,243

Table 44 – Median Earnings in the Past 12 Months

Data 2009-2013 ACS  
Source:

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the DEHC and their shares of the jurisdiction's jobs (Table 39, Number of Jobs column) are Education and Health Care Services (4,278), Retail Trade (4,251), and Arts, Entertainment and Accommodation (3,800).

This data is consistent with the Rocky Mount major employer data from the Carolinas Gateway Partnership, which listed Pfizer Pharmaceuticals as the number one employer, followed closely by Nash Rocky Mount Schools.

Pfizer recently (2017) built a new, \$150 million facility in the City of Rocky Mount. This commitment to the region shows a high likelihood that Pfizer will continue to be the region's largest employer.

### Describe the workforce and infrastructure needs of the business community:

In the spring of 2017, Upper Coastal Plain Council of Governments conducted a leadership survey and analysis of the region's strengths, weaknesses, opportunities and threats – known as a SWOT. SWOT identifies what local government staff, elected officials, community members and other stakeholders consider important. This helps identify regional priorities for economic and community development.

- Strengths included road and rail connectivity and community colleges
- Weaknesses included talent development and recruitment, workforce delivery, young professionals and youth retention, and employment and wage opportunities. The aging infrastructure is another weakness.
- Opportunities included workforce skills and training, talent development, existing business retention and expansion, and talent development.
- Threats included job availability and career advancement opportunities, education funding, and lack of business diversity.

### Workforce Issues

Regional initiatives to address workforce issues include efforts to strengthen coordination between the Turning Point Workforce Development Board, economic development entities, and support services to address short, intermediate, and long-term recovery needs of specific sectors.

Workforce development challenges include the following:

Challenge 1: Develop, attract and retain workers with the necessary skills required for today's, and tomorrow's jobs.

Challenge 2: Further align and coordinate the region's workforce and educational systems.

Challenge 3: Further address human resource development deficits through workforce development

During stakeholder meetings with economic development staff members, a jobs/skill mismatch was identified as a key issue, in addition to drug/criminal background checks that make it difficult for employers to find suitable employees. Stakeholders also stated that there are plenty of vocational/training opportunities available.

In addition, residents would like to see more job readiness training focused on basic employability so people can transition to employment or education/vocational training.

### **Infrastructure Needs**

Regional initiatives to address infrastructure needs include continuing to develop and maintain key infrastructure assets like high speed broadband, water/sewer improvements, rail/roads/pedestrian access, etc.

Challenge 1: There are increasingly divergent economies of scale in water and wastewater systems. Large and small systems have increasing costs in operations and maintenance, and respond with associated fee increases. To create economies of scale, water and sewer systems can be better integrated and coordinated. Deferred maintenance creating operational efficiencies can also be addressed.

Challenge 2: Areas of the region lack adequate broadband access. High-speed broadband is a necessity for the development of resilient and successful communities. It is required for businesses to thrive and ultra-high-speed broadband is critical to global competitiveness.

Challenge 3: Continue progress in emerging clean energy sectors while maintaining necessary traditional energy sources in a manner that sustains growth while increasing resiliency.

Challenge 4: The region must continue its vigilance and ensure a fair share of both state and federal transportation funds. Also, the region has had limited multi-modal transportation options, particularly in the more rural areas,

Challenge 5: Incorporate the region's natural "Green and Blue Infrastructure" assets into development strategies, particularly the area's primary rivers, the Roanoke and the Tar, as well as nature trails.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There are several new businesses/expansions happening over the next year or two, equating to a total of 4,000 new jobs: Triangle Tire is a new company that will employ 800 people in the Edgecombe County side of Rocky Mount; there are also expansions happening at Pfizer, LS Tractor, and Cummins (engine plant). There are enough unemployed and underemployed people in Rocky Mount to fill these positions, but many do not have the right skills for the positions that will be open. A better partnership with workforce development is needed to help prepare people for these jobs.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

As noted above during the stakeholder meetings with economic development staff members, a jobs/skill mismatch was identified as a key issue in the region. Policymakers have been working to further align and coordinate the region's workforce and educational systems through efforts of the Turning Point Workforce Development Board (WDB).

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Turning Point Workforce Development Board (WDB) is composed of leaders from the private and public sectors, including representatives from businesses and organizations in Nash and Edgecombe Counties and Rocky Mount.

In an effort to meet the essential workforce needs facing the region, the Turning Point WDB, provides services to area businesses in order to ensure their continued growth. Staff can assist businesses with opportunities to enhance their workforce, while providing incentives to increase production and profitability.

WDB works closely with the NCWorks IW Training Grant program. The program is a competitive training grant through which qualifying businesses can address employees' skill gaps and impact company stability. These skills gaps can be a result of a worker's changing responsibilities/requirements in her/his job, or for a worker whose job may potentially be eliminated and skill upgrading is needed to accept new responsibilities. The NCWorks IW training would result in increased knowledge, certifications, or value to the company.

In addition, Rocky Mount is served by both Nash Community College and Edgecombe Community College, which have a combined enrollment of more than 20,000 in curriculum and continuing education programs.

These combined efforts will assist the DEHC in utilizing workforce training programs and economic development initiatives to enhance economic development efforts in the region.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes. The Upper Coastal Plain Comprehensive Economic Development Strategy 2017-2022 (CEDS) was recently released by the Upper Coastal Plain Regional Council of Governments, which includes representatives from Nash and Edgecombe Counties and the City of Rocky Mount. The representatives from the city and counties provided guidance on economic development and workforce policies for the region. The CEDS includes a five-county area, of which Nash and Edgecombe are a subset.

**Four Overall Strategic Goals**

1. Build on each region's competitive advantage and leverage the marketplace
2. Establish & maintain a robust regional infrastructure
3. Create revitalized, healthy and resilient communities
4. Develop talented and innovative people

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City plans on continuing the funding of public service organizations that offer education and career training programs to low- and moderate income residents.

Major initiatives that impact economic growth:

- The Rocky Mount Event Center is an indoor sports and event center proposed to be located in Downtown Rocky Mount. The facility will be financed through a combination of special obligation bonds of up to \$40 million and New Market Tax Credits (NMTC). The market feasibility study for this facility estimated an economic impact of \$263 in new

spending in Rocky Mount over a ten-year period. Fifty permanent jobs and 200 construction jobs would be created.

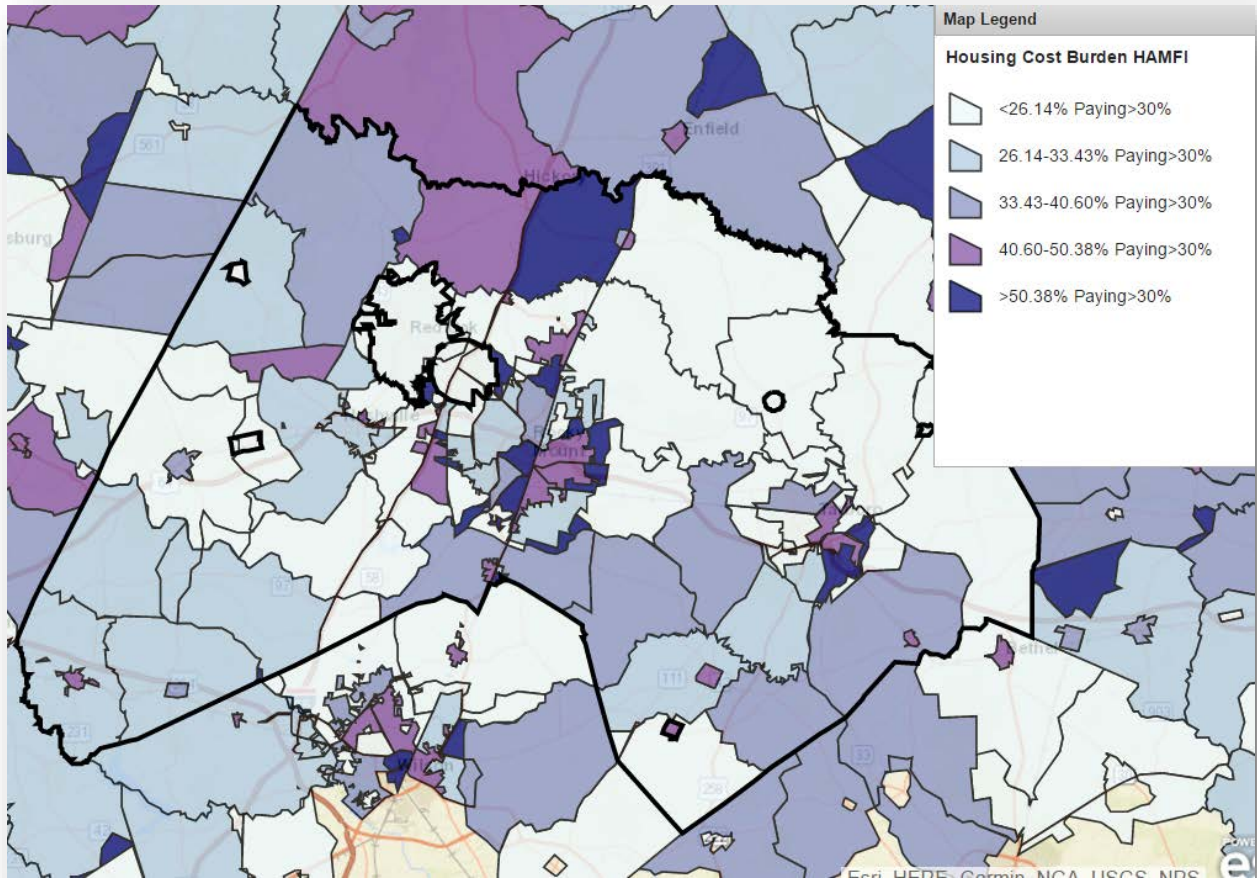
- CSX may construct a new intermodal terminal in Rocky Mount, which would create 1,500 jobs. However, this development has been on hold since November 2017, as the company has new leadership and is conducting a strategic review of all infrastructure projects, and may decide to cancel the project.



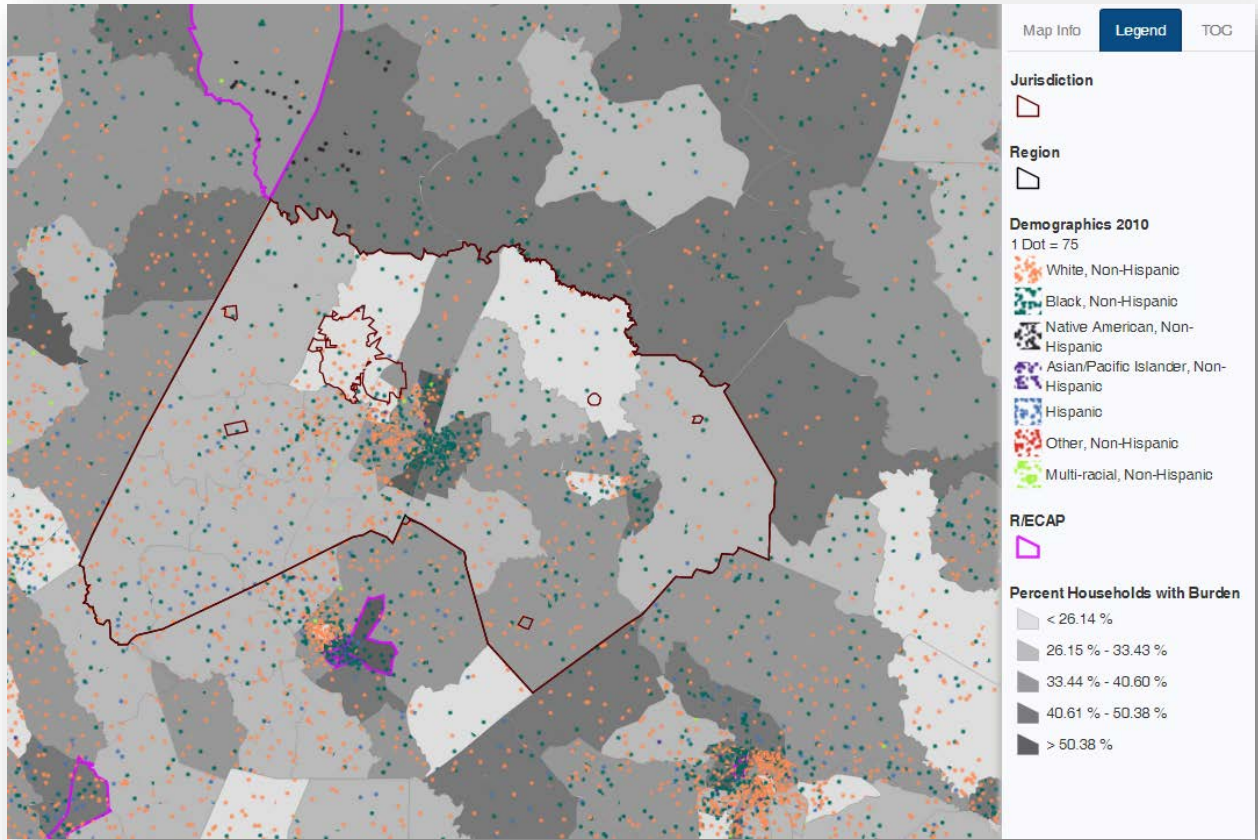
## MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

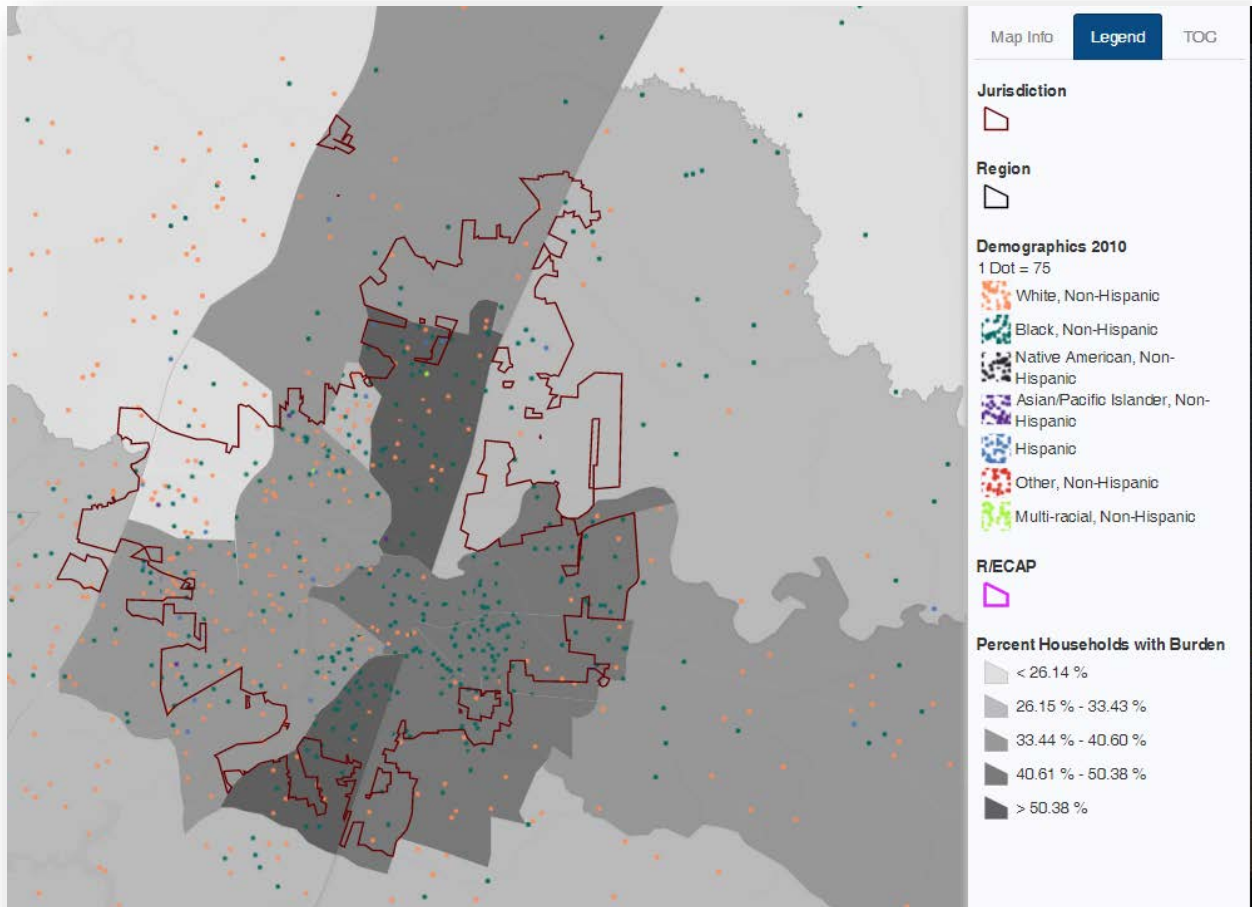
As shown in the attached map, the highest concentrations (greater than 50%) of low-income households with severe housing problems are distributed through-out the DEHC, with particular concentrations in the central area (City of Rocky Mount).



The following map shows the percent of households with cost burden in addition to race for the DEHC. Similar to the map on the previous page, the highest concentration of cost burdened households with a minority concentration was located primarily in the City of Rocky Mount.



The following map shows the percent of households with cost burden in addition to race for the City of Rocky Mount. The areas with the highest concentrations of minority households with cost burden are also located in R/ECAPs areas to the south and southeast of the City of Rocky Mount.



**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

HUD defines Racially or Ethnically Concentrated Areas of Poverty R/ECAPs as census tracts with a non-white population of 50% or more and a poverty rate of 40% or more. According to HUD's AFFH data and mapping tool, which uses information from the 2010 Census and American Community Survey there are no R/ECAPs in Rocky Mount, the DEHC jurisdiction, or the larger region. When these same thresholds are applied to 2015 American Community Survey estimates, however, Census Tract 202 in the City of Rocky Mount meets the definition of R/ECAP.

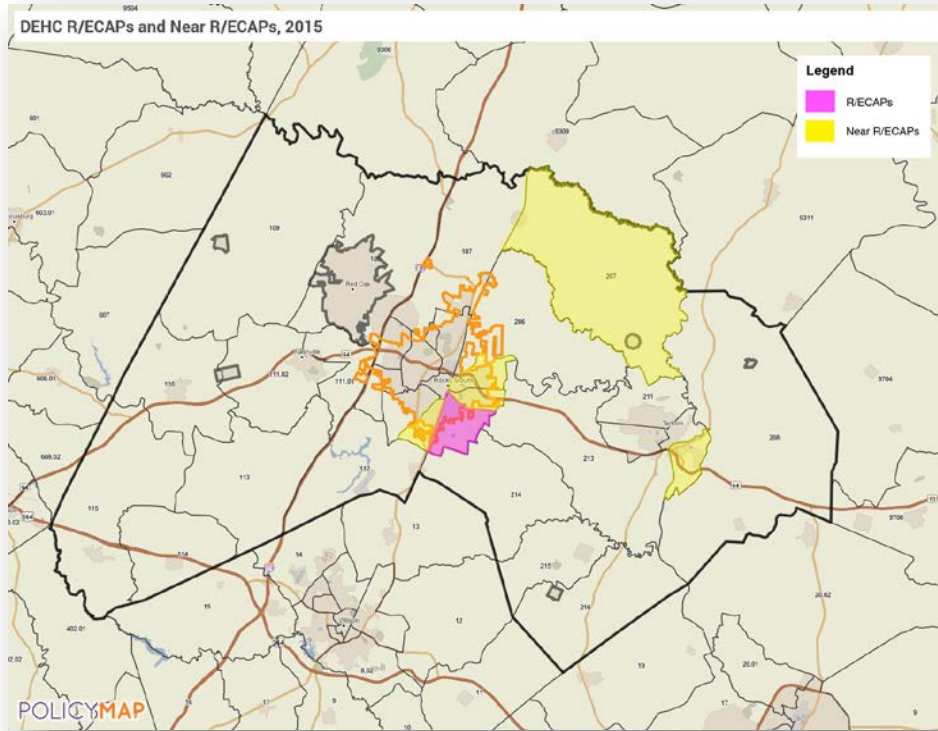
Several other census tracts in the DEHC jurisdiction nearly meet the HUD thresholds, with non-white populations greater than 50% and poverty rates higher 30%. These tracts will be referred to as “Near R/ECAPs” throughout this document. The table below provides an overview of the characteristics of the R/ECAPs and Near R/ECAPs in the City, DEHC jurisdiction, and region. The location of R/ECAPs and Near R/ECAPs is shown in the maps below.

<b>R/ECAP and Near R/ECAP Summary</b>				
<b>Tract</b>	<b>Location</b>	<b>Population</b>	<b>Non-White</b>	<b>Poverty Rate</b>
<b>102</b>	Rocky Mount	5,271	82.1%	36.9%
<b>202</b>	Rocky Mount	6,097	84.3%	43.3%
<b>203</b>	Rocky Mount	5,511	89.0%	38.1%
<b>204</b>	Rocky Mount	4,603	95.6%	33.2%
<b>207</b>	Rocky Mount	1,973	71.4%	33.6%
<b>209</b>	Princeville	2,937	92.7%	31.9%

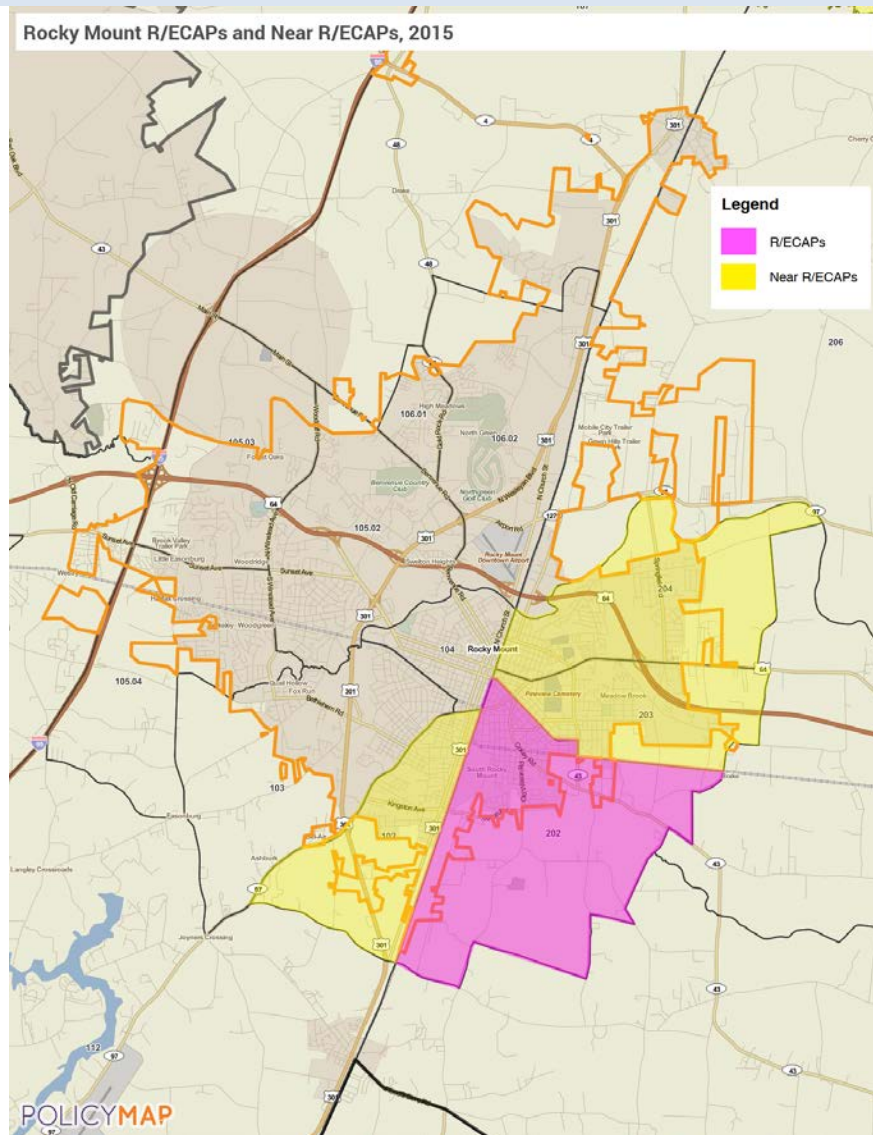
Source: 2011-2015 American Community Survey 5-Year Estimates



## DEHC R/ECAPS AND NEAR R/ECAPS



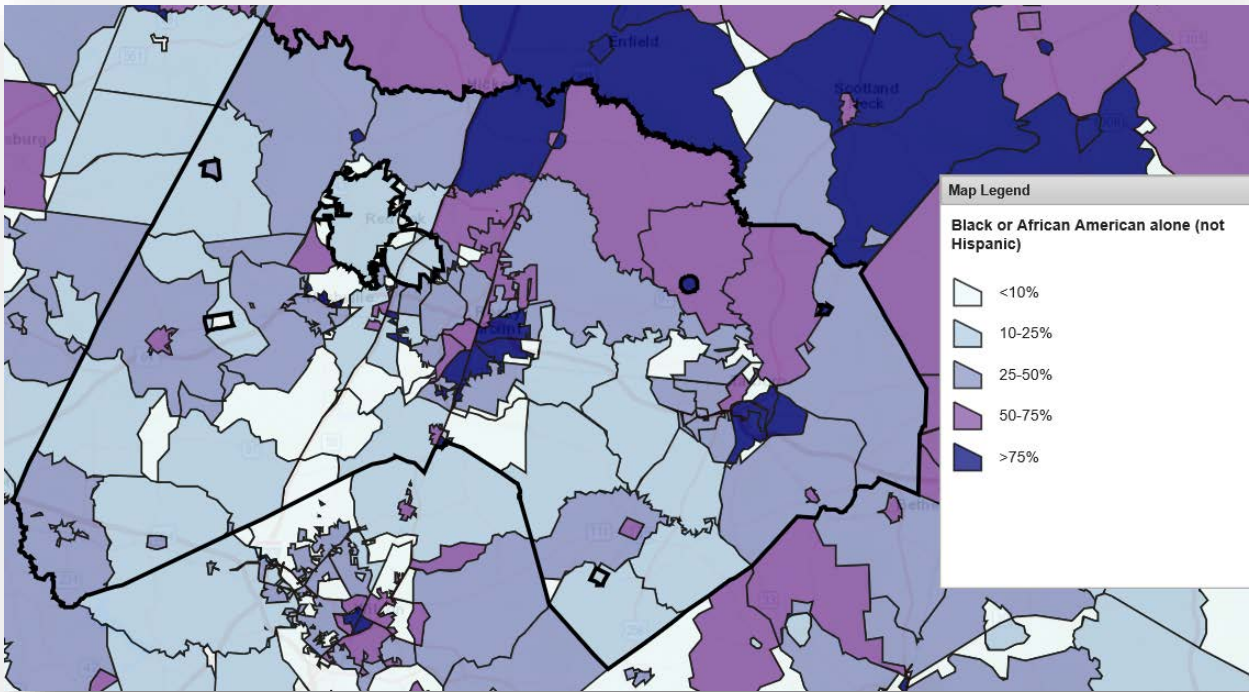
## ROCKY MOUNT R/ECAPS AND NEAR R/ECAPS



Black residents are the predominant protected class residing in R/ECAPs and Near R/ECAPs in the jurisdiction and region. In these areas, Black residents comprise about 84% of the population, compared to roughly 63% in the City of Rocky Mount and 45% in the DEHC jurisdiction and region-wide, according to 2011-2015 ACS estimates.

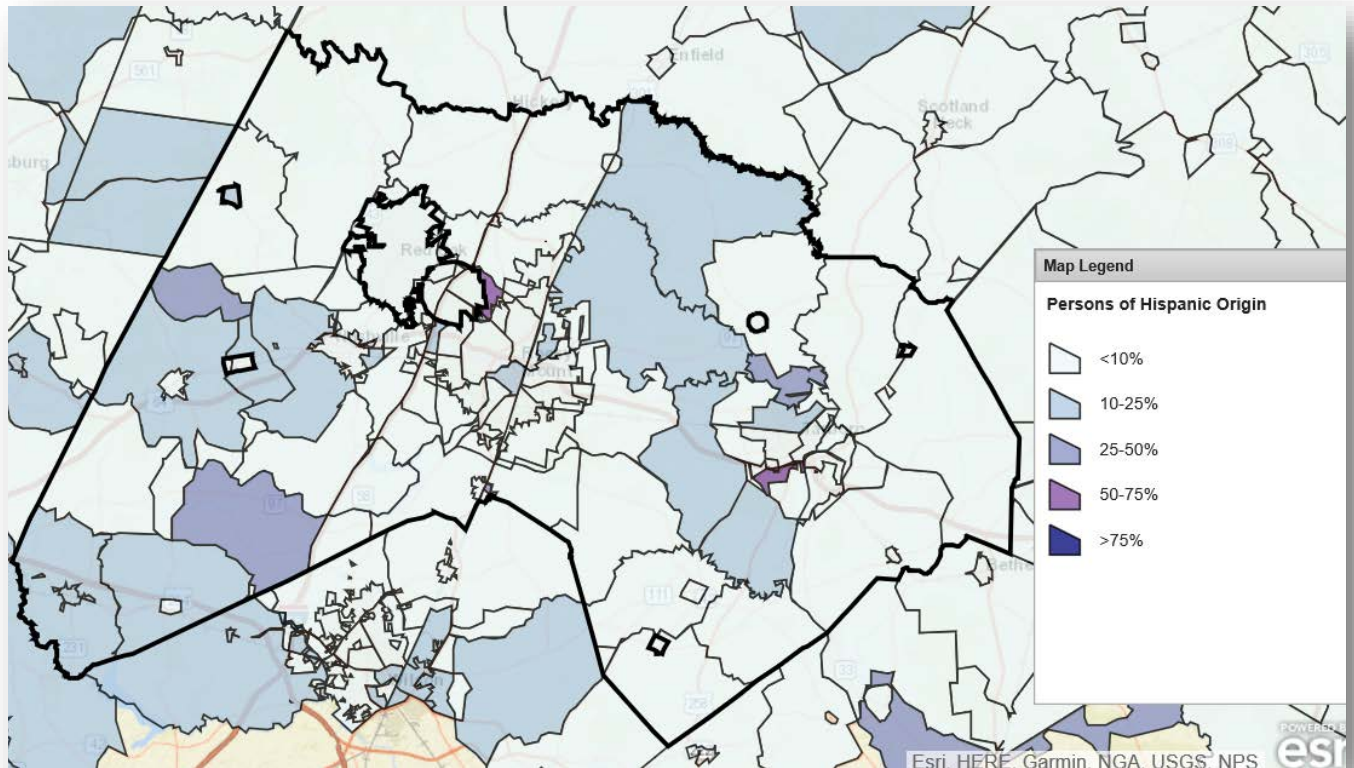
The Hispanic population in R/ECAPs and Near R/ECAPs is much smaller compared to the region as a whole, at less than 1% compared to roughly 3% in the City and about 5% in the DEHC jurisdiction and region-wide, according to 2011-2015 ACS estimates.

The following map shows areas of Black/African-American concentrations, particularly in the central, northern, and eastern areas of the DEHC.



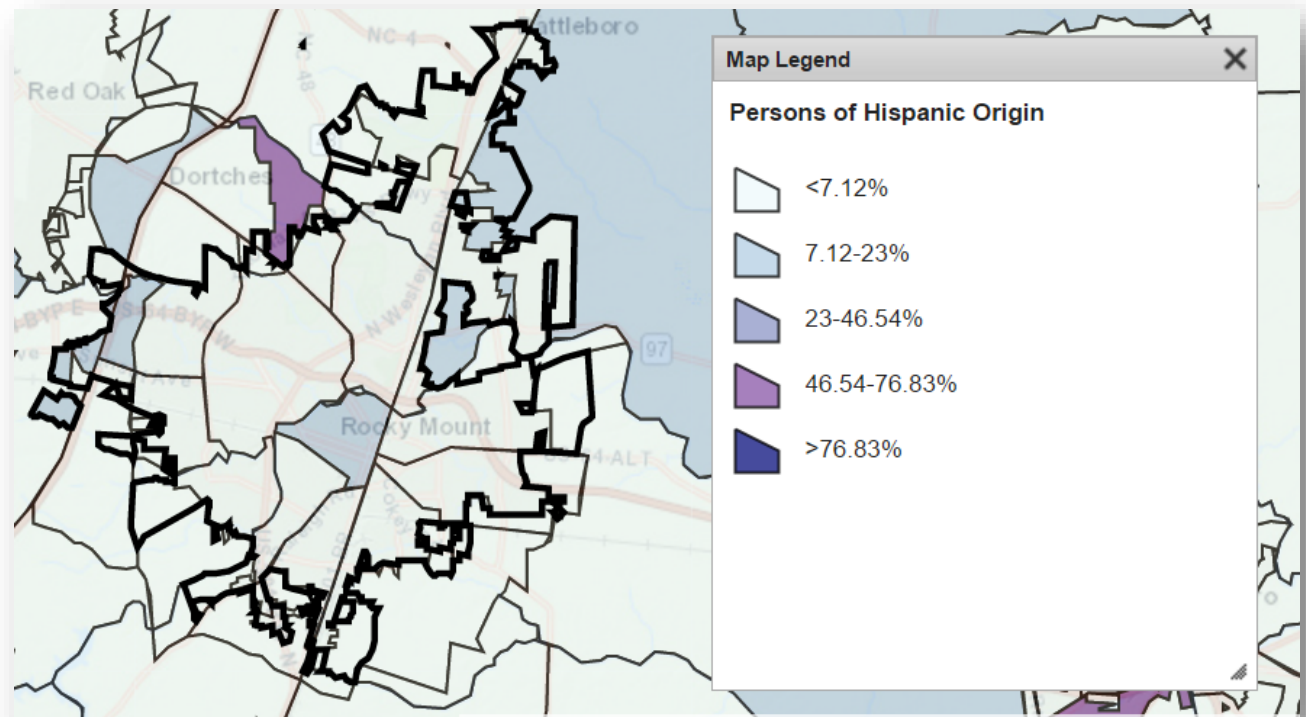
The percentage of persons calling themselves Hispanic increased dramatically in recent years. In 1990 there were only 1,176 persons who classified themselves as Hispanic in the DEHC. By the 2010 Census there were 8,119 Hispanic persons, an increase of almost 700 percent. By 2010, the Hispanic population had dipped slightly, to 8,046 Hispanic persons.

The following map shows areas of Hispanic concentration, particularly in the southwestern and eastern areas of the DEHC.





In the City of Rocky Mount, the Hispanic population has grown significantly in the past two decades. In 2013, this population was concentrated in the western part of the City, as shown on the map below. Despite the rapid growth of the Hispanic population, Hispanics only constitute more than ten percent of the population in one census tract, Census Tract 104, at 10.3%.



### **What are the characteristics of the market in these areas/neighborhoods?**

Housing values in these neighborhoods are low. Homes tend to be older and many are in need of rehabilitation. Several properties are boarded-up and/or damaged by fire, and require demolition.

### **Are there any community assets in these areas/neighborhoods?**

These neighborhoods are close to the City's traditional Downtown, and have good transit access compared to the rest of the City and Nash and Edgecombe County. Most of the City's community facilities and social service providers are located in this area. There is an Amtrak station Downtown and several parks and recreation facilities.

### **Are there other strategic opportunities in any of these areas?**

The Rocky Mount Event Center is an indoor sports and event center proposed to be located in Downtown Rocky Mount. The facility will be financed through a combination of special obligation

bonds of up to \$40 million and New Market Tax Credits (NMTC). The market feasibility study for this facility estimated an economic impact of \$263 in new spending in Rocky Mount over a ten-year period. Fifty permanent jobs and 200 construction jobs would be created.

# STRATEGIC PLAN

## **SP-05 OVERVIEW**

### **Strategic Plan Overview**

#### ***Geographic Priorities***

Rocky Mount will focus the majority of CDBG funds in defined low- and moderate-income areas. In addition, HOME funds will be used according to the need for affordable housing for LMI households in the Twin Counties (Nash and Edgecombe) region.

#### ***Priority Needs***

See SP-10, Geographic Priorities.

#### ***Influence of Market Conditions***

An inadequate supply of decent affordable housing, especially for low-income persons, is the major housing problem in the City of Rocky Mount and the DEHC. There are two main issues that currently influence market conditions:

- High utility costs, particularly for seniors. This makes it more difficult for homeowners to maintain their homes due to limited resources. The lack of energy efficient units is a factor in the housing market.
- Vacant lots and buildings in the city, especially low-income areas, provide potential sites for future housing development

#### ***Anticipated Resources***

Rocky Mount and the DEHC anticipates receiving approximately \$565,761 in CDBG and \$597,456 in HOME entitlement funding over the next year.

#### ***Institutional Delivery Structure***

Rocky Mount and the DEHC relies on a network of public sector, private sector, and non-profit organizations to implement the Strategic Plan, particularly to address homelessness and special needs.

## **Goals**

See SP-45: Goals Summary

### **Public Housing**

Rocky Mount and the DEHC will continue to support the efforts of Rocky Mount Housing Authority and Tarboro Housing Authority to supply affordable housing to area residents. Princeville Housing Authority, having lost its entire public housing stock and administrative offices following Hurricane Mathew, will also be provided support to the extent feasible. Nash County does not have a housing authority.

### **Barriers to Affordable Housing**

Rocky Mount and the DEHC recently completed (December 2017) an Analysis of Impediments to Fair Housing in advance of the development of this Consolidated Plan.

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

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

### **Homelessness Strategy**

Rocky Mount and the DEHC participate in the State of North Carolina's Balance of State Continuum of Care Plan to provide homeless services and emergency, transitional, and permanent housing for homeless individuals and families, including veterans, those with special needs, the disabled, HIV/AIDS, and victims of domestic violence.

### **Lead-based Paint Hazards**

HUD estimated that as many as 1,508 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in housing units built before 1980. These units may contain lead-based paint.

### ***Anti-Poverty Strategy***

Rocky Mount and the DEHC's efforts to address poverty are based on partnerships with other organizations that work to address the underlying causes of poverty. Rocky Mount and the DEHC will continue to leverage its existing CDBG and HOME allocations with other public and private resources to address the issue of poverty.

## **SP-10 GEOGRAPHIC PRIORITIES - 91.415, 91.215(A)(1)**

### **Geographic Area**

One of the recommendations from the recent Rocky Mount Housing Report (2015) was the selection of fourteen neighborhoods recommended as a starting point for highest prioritization of efforts to direct and attract investment and revitalization and where tremendous opportunity and need intersect. These areas were defined as the “Targeted Areas of Opportunity” or TAOs, and they cluster around Rocky Mount’s Central City. Among many other factors indicating low investment quality, these neighborhoods tend to suffer from high vacancy and blight, symptomatic of disinvestment, posing major constraints to their stabilization. These neighborhoods include the following:

- Around The “Y”
- Central City
- Down East
- Duke Circle
- Germantown
- Happy Hill
- Hillsdale
- Holly Street
- Lincoln Park
- Little Raleigh
- Mill Village
- Southeast Rocky Mount
- South Rocky Mount
- Villa Place

**Table 45 - Geographic Priority Areas**

### **General Allocation Priorities**

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

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

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

**SP-25 PRIORITY NEEDS - 91.415, 91.215(A)(2)**

**Priority Needs**

1	<b>Priority Need Name</b>	<b>AFH FACTOR: Expand housing choice and access to opportunity</b>
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Housing rehabilitation</li> <li>• Urgent Repairs</li> <li>• Rental housing development</li> <li>• Public services</li> <li>• Small Business Development – Economic Opportunities</li> <li>• Public Infrastructure Improvements</li> </ul>
	<b>Basis for Relative Priority</b>	Identified in the AFH and during public outreach.
2	<b>Priority Need Name</b>	<b>Increase homeownership among low-income households and members of the protected classes</b>
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Owner-occupied housing development</li> </ul>
	<b>Basis for Relative Priority</b>	Identified in the AFH and during public outreach.
3	<b>Priority Need Name</b>	<b>Improve the utility of public transit for low-income and disabled persons</b>
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Work with the Rocky Mount Metropolitan Planning Organization to identify neighborhoods/employers underserved by public transit</li> </ul>
	<b>Basis for Relative Priority</b>	Identified in the AFH and during public outreach.
4	<b>Priority Need Name</b>	<b>Strengthen fair housing enforcement, operations, and education</b>
	<b>Description</b>	<ul style="list-style-type: none"> <li>• Fair Housing Education, Outreach and Enforcement</li> </ul>
	<b>Basis for Relative Priority</b>	Identified in the AFH and during public outreach.
5	<b>Priority Need Name</b>	<b>Administration of CDBG and HOME programs</b>



<b>Description</b>	Administrative and planning costs to operate the CDBG and HOME programs successfully.
<b>Basis for Relative Priority</b>	Effective and efficient implementation of CDBG and HOME funding requires adequate resources for program planning and administration.

**Table 46 – Priority Needs Summary**

**SP-30 INFLUENCE OF MARKET CONDITIONS - 91.415, 91.215(B)**

**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<b>Tenant Based Rental Assistance (TBRA)</b>	N/A
<b>TBRA for Non-Homeless Special Needs</b>	N/A
<b>New Unit Production</b>	As the lead entity, the City of Rocky Mount receives HOME funds on behalf of DEHC and provides funds based on an allocation formula. HOME funds can be used for activities that promote affordable rental housing and homeownership for lower income households, including acquisition, new construction and reconstruction, moderate and substantial rehabilitation, homebuyer assistance and tenant-based rental assistance (TBRA).
<b>Rehabilitation</b>	Keeping housing affordable by providing both owner-occupied and renter-occupied rehabilitation assistance is an effective way to preserve the City's affordable housing inventory.
<b>Acquisition, including preservation</b>	The National Low Income Housing Coalition reported that 73 assisted affordable units in the two counties are at risk for conversion to market-rate units in the absence of preservation efforts. The City will make an effort to minimize the number of conversions through policy and financial incentives.

**Table 47 – Influence of Market Conditions**

**SP-35 ANTICIPATED RESOURCES - 91.420(B), 91.215(A)(4), 91.220(C)(1,2)**

**Introduction**

The following table outlines the federal resources available in Program Year 2018 to address housing and non-housing community development needs in Rocky Mount and DEHC. Currently, the Rocky Mount and the DEHC utilizes CDBG and HOME funds for owner-occupied rehabilitation/replacement, housing repair, housing development, urgent housing repair, public services, blight removal and other eligible activities. These funding sources are expected to be available over the next five years.

The CDBG and program income resources are applicable to Rocky Mount only. The City expects to receive \$565,761 in CDBG funds and the entire DEHC expects to receive \$597,456 in HOME funds in Fiscal Year 2018-2019.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$565,761	0	\$0	\$565,761	\$1,700,000	CDBG funds for non-housing community development.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$597,456	0	0	\$597,456	\$1,795,000	HOME funds for housing activities.
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Table 48 - Anticipated Resources

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

At this time, the City of Rocky Mount has not been awarded any non-HUD funds for housing or community development activities.

In addition to federal CDBG allocations, State CDBG funds are disbursed on a competitive basis to non-entitlement communities. Historically, the Towns of Middlesex, Nashville, Spring Hope, Bailey, Sharpsburg, Tarboro and Whitakers, and Nash and Edgecombe Counties have received CDBG Community Revitalization (Concentrated Needs) and Scattered Site Housing funds from the North Carolina Division of Community Assistance to assist with some of their local housing and community development needs. At the time of publication of this document, State CDBG funds were not available for housing rehabilitation, which significantly impacts small municipalities' ability to address critical housing needs.

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

The Redevelopment Commission for the City of Rocky Mount purchases land to facilitate housing and commercial development. In addition, the City owns donated vacant lots through-out the City that may be available for future

development of affordable housing. For example, the Beal Street Redevelopment in the Happy Hill neighborhood was originally purchased by the Redevelopment Commission for the purpose of developing affordable housing.

**SP-40 INSTITUTIONAL DELIVERY STRUCTURE - 91.415, 91.215(K)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
County Housing and Human Services Departments	Housing and Social Services	Lead agency for planning and coordination	Nash County and Edgecombe County and the City of Rocky Mount
North Carolina Balance of State Continuum of Care (CoC): Twin County Regional Committee	Homeless Housing and Services	Homeless Housing and Services	Twin County Region
Rocky Mount Housing Authority, Tarboro Housing Authority	PHA	Public Housing	Nash County and Edgecombe County and the City of Rocky Mount
Economic Development: Upper Coastal Plain Council of Governments and Turning Point Workforce Development Board  Rocky Mount/Edgecombe Community Development Corporation (RMECDC)  Opportunities Industrialization Corporation (OIC)	Economic Development/Workforce Development and Analysis	Economic Development/Workforce Development and Analysis	Nash County and Edgecombe County and the City of Rocky Mount

**Table 49 - Institutional Delivery Structure**

## **Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Rocky Mount and the thirteen jurisdictions which comprise the DEHC are located in Nash and Edgecombe Counties. The two counties have a long history of cooperative alliances and joint planning in Eastern North Carolina. Recently (2013), the counties developed a Twin Counties Visioning and Strategic Plan produced by a Steering Committee, a cross-section group of 30 citizens from the two-county area. In addition to having a long-shared history, governmental entities in both counties are accustomed to cooperative relationships.

The City of Rocky Mount's position as the Lead Entity of the DEHC is consistent with the City's long-time position as the commercial, cultural, and economic center for the two-county region.

The City of Rocky Mount is also the largest governmental entity in the two-county area. The City's administration of both its CDBG entitlement program and the DEHC program is housed in its Department of Planning and Development. The Community Development Administrator leads the staff, including a HOME Coordinator, in implementing the programs. The City lends the services of the Community Development staff to help administer the HOME program for all consortium members and helps to coordinate joint funding applications and provides technical assistance along with Nash and Edgecombe Counties to the smaller jurisdictions. The City as lead entity is the fiscal agent for the Consortium and carries out monitoring activities to ensure compliance with program regulations.

The primary housing service providers in the City and the DEHC are the City of Rocky Mount, Rocky Mount Housing Authority, and the Housing Authority in Tarboro. The City implements the CDBG program of the Consolidated Plan through the efforts of public, private, non-profit, and for-profit organizations to meet the stated goals and objectives.

The City Council, through the Department of Planning and Development, has the ultimate responsibility in assuring that the priority needs of the Consolidated Plan are met. The Department provides the funding and technical assistance to the private sector non-profit housing developers, service providers, and City agencies and authorities for projects that meet the needs documented in the plan.

The City, the two counties, and the Housing Authorities coordinate their efforts and activities to ensure adequate and efficient service in the areas of public housing and housing assistance. Rocky Mount Housing Authority manages the public housing units and the Section 8 program in the City on a day-to-day basis.

Though these entities often work well together, there are opportunities for improved coordination and communication. All agencies involved in these efforts are seeking new ways to better serve their target populations and the general public.

**The following strategies are proposed to overcome the gaps described above.**

### **Coordination**

Continuation of coordination among housing providers within the City will help all current partners in the system make existing resources go further and will provide an environment for new organizations that is easy to join. Efforts will be made to increase the capacity of non-profit organizations by providing training and technical assistance. The Department of Planning and Development will work with groups seeking to become non-profit providers of housing assistance.

### **Housing Development Capacity**

The City will seek to increase training and publicity for non-profit housing groups. Additionally, they will also seek to work with non-profit and for-profit groups to encourage development of particular types of housing to fill existing needs.

Assistance will be provided to non-profits to increase capacity. The result should be improvement in the overall effectiveness of the delivery of housing services with the objective of increasing the number of units produced annually. Additional improvements will include a reduction in the cost associated with housing rehabilitation and a decrease of the gap between rehabilitation costs and post-rehabilitation values.

The City and the DEHC recognize the particular need to develop additional Community Housing Development Organizations (CHDO) and will support the development of new CHDOs over the period of this plan.

### **Public-Private Partnerships**

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

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



## Housing and Social Service Coordination

The City and counties will work with providers of special needs and other housing groups to determine how best to coordinate allocations for housing production and social service needs.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
Other			

Table 50 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Continuum of Care (CoC) is committed to ending chronic homelessness, but being a Balance of State participant presents barriers. The CoC's Regional Committees have varying levels of capacity, which adversely affects the ability to implement needed strategies to end chronic homelessness. The CoC is using planning grant funds to provide direct training to low-capacity areas and ensure all local coordinated assessment systems are consistently targeting intensive resources to chronically homelessness people. While CoC policies require all Permanent Supportive Housing (PSH) units to be prioritized for chronically homelessness people upon turnover, grantees struggle to graduate clients from PSH due to lack of affordable housing, causing a lack of open PSH units for chronically homelessness people. The CoC also has difficulty getting full PSH coverage across all 79 counties, as some areas lack agencies with capacity to administer federal grants. This means that units targeted for chronic homelessness persons may not be located where chronically homelessness person need housing. The CoC has discussed having a state agency run a CoC-wide PSH grant to cover all 79 counties, but no agency has agreed to do so.

The United Communities Ministries (UCM) emergency shelter, located in the City of Rocky Mount with 75 beds, is the focal point for providing beds and supportive services to the chronically homeless.

The City intends support efforts to meet the need for supportive housing through the Permanent Supportive Housing Voucher Program, which provides scattered site housing to disabled homeless individuals with a preference for the chronically homeless. The Bassett Center continues to provide transitional housing and case management to homeless families, and the New Sources agency and the Nash and Edgecombe County Health Departments provide screening, counseling and other assistance to HIV/AIDS patients.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Coordinated assessment assists the North Carolina Balance of State (NC BoS) CoC to end homelessness by increasing access to housing, decreasing length of time being homeless, and reducing returns to homelessness. Consumers will quickly access appropriate services to address housing crises through a right-sized, well-coordinated agency network.

To address any potential delivery gaps in the system, the Twin Counties Housing Initiative (TCHI) was formed as a coalition of service providers, faith community representatives, and homeless persons. The City and the Initiative participate in the State of North Carolina's Balance of State Continuum of Care Plan.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

See the previous page.

**SP-45 GOALS - 91.415, 91.215(A)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand housing choice and access to opportunity	2018	2021	Affordable Housing	Nash and Edgecombe Counties, City of Rocky Mount	Affordable Housing – Scattered site housing rehabilitation, New Housing Development; Rental Housing	HOME: \$1,390,815 CDBG: \$600,000	300 Units rehabilitated and developed
2	Increase homeownership among low-income households and members of the protected classes	2018	2021	Affordable Housing		Affordable Housing – Rental Housing Development	HOME: \$1,297,735	150 Units or rental housing developed
3	Improve the utility of public transit for low-income and disabled persons	2018	2021	Non-Housing Community Development	City of Rocky Mount	Non-Housing Community Development	CDBG: \$0	100 Persons Assisted
4	Provide public services:	2018	2021	Homeless Non-Homeless Special Needs	Citywide	Public Services Fair housing/services for the Homeless	CDBG: \$424,320	Public service activities other than Low/Moderate Income Housing Benefit: 2,500

								Persons Assisted
5	Improve public facilities and infrastructure	2018	2021	Non-Housing Community Development	Citywide	Public Facilities and Infrastructure	CDBG: \$125,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
6	Economic Development Activities	2018	2021	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$253,725	Businesses Assisted: 50 Businesses
6	Administration of CDBG and HOME programs; Strengthen fair housing enforcement, operations, and education.	2018	2021	Administration	City of Rocky Mount	Planning and Administration; Fair Housing Education and Enforcement	CDBG: \$565,760 HOME: 298,730	Other

**Table 51 – Goals Summary**

## Goal Descriptions

Goal/Objective	Description
<p>To increase affordable housing opportunities through-out the City.</p> <p>To increase public outreach, engagement and awareness opportunities concerning housing options and opportunities.</p> <p>To expand housing choice and access to opportunity.</p> <p>Leverage HOME and CDBG funding with other resources to support CHDO projects in target areas of opportunity.</p>	<ul style="list-style-type: none"> <li>• Housing rehabilitation</li> <li>• Urgent Repairs</li> <li>• Rental housing development</li> <li>• Public services</li> <li>• Small Business Development – Economic Opportunities</li> <li>• Public Infrastructure Improvements</li> </ul>
<p>Increase homeownership among low-income households and members of the protected classes</p>	<ul style="list-style-type: none"> <li>• Owner-occupied housing development</li> </ul>
<p>Improve the utility of public transit for low-income and disabled persons</p>	<ul style="list-style-type: none"> <li>• Work with the Rocky Mount Metropolitan Planning Organization to identify neighborhoods/employers underserved by public transit</li> </ul>
<p>Administration of CDBG and HOME programs; Strengthen fair housing enforcement, operations, and education</p>	<ul style="list-style-type: none"> <li>• Administration Fair Housing; Education and Enforcement</li> </ul>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

All HOME funds will be used to assist families who are at or below 60% of MHI. A total of **f--households** will be assisted in FY 2018 with HOME funds.

**SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT -  
91.415, 91.215(C)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The older units at Rocky Mount Housing Authority present accessibility issues and some degree of functional obsolescence. Modifications have been made to some of these older units to make them accessible units. The Authority would like to replace these older units, but funding is a significant obstacle.

The Tarboro Housing Authority (THA) has indicated a need to rehabilitate 16 units in their portfolio. In addition, THA currently has 26 handicap-accessible units with plans for two additional units.

**Activities to Increase Resident Involvements**

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

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

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

**Is the public housing agency designated as troubled under 24 CFR part 902?**

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



**Plan to remove the 'troubled' designation**  
Not applicable.

**SP-55 STRATEGIC PLAN BARRIERS TO AFFORDABLE HOUSING - 91.415, 91.215(H)**

**Barriers to Affordable Housing**

The following table of Contributing Factors was taken from the recent (December 2017) AI. Some of the Contributing Factors are barriers to affordable housing.

Contributing Factor	Priority	Discussion
<b>(B)(i) Segregation/Integration</b>		
Location and type of affordable housing	<b>High</b>	<p>The majority of affordable housing units are located in the southern neighborhoods of the City of Rocky Mount. This limits fair housing choice and access to opportunity for residents with lower incomes, who tend to be members of the protected classes (specifically: Black, Hispanic, families with children, and/or persons with disabilities).</p> <p>This contributing factor is assigned a <b>high</b> priority because of its direct relation to limiting fair housing choice and access to opportunity for the protected classes.</p>
Lack of private investments in specific neighborhood	Low	<p>Private investment – i.e. employment opportunities, mixed-income housing – is limited to several neighborhoods with large non-White populations. This is evidenced by the number of building permits and businesses in these neighborhoods, as well as comments received during the stakeholder consultation and public outreach process.</p> <p>Although this limits access to opportunity, this contributing factor is assigned a <b>low</b> priority because addressing this factor requires building on prior actions i.e. strategic public investments and partnerships to attract private investments. Furthermore, addressing this action is ultimately dependent on private decisions, which may or may not align with public interest.</p>
<b>(B)(ii) R/ECAPs</b>		
Location and type of affordable housing	<b>High</b>	See above.
Lack of community revitalization strategies.	<b>High</b>	While the City of Rocky Mount and DEHC participating jurisdictions employ a variety of community revitalization strategies, there are additional tools and programs that could be explored, such as a general obligation bond for affordable housing rehabilitation, construction, and homeownership assistance; inclusionary zoning and affordable housing set-asides; multi-family tax-abatements; and targeted code enforcement. . This factor is a <b>high</b> priority because of its cross-cutting impact on other barriers to fair housing.
Deteriorated and abandoned properties.	<b>High</b>	Instances of blighted and/or vacant properties are particularly high in R/ECAPs. These conditions discourage private investment, and have a negative impact on the daily lives of residents in these neighborhoods. This limits residents' access to safe, decent housing, and is a <b>high</b> priority contributing factor.

Contributing Factor	Priority	Discussion
Land use and zoning laws	<b>Medium</b>	The City of Rocky Mount's zoning ordinance establishes minimum lot size requirements to encourage quality housing development that aligns with community preferences outlined in local planning documents. However, these requirements can present a barrier to infill development in neighborhoods with vacant lots smaller than 6,000 square feet. Additionally, some DEHC participating jurisdictions place heavy restrictions on multi-family developments. This can be a hindrance to promoting new construction and multi-family development within R/ECAPs. This has the potential to indirectly impact on fair housing choice and access to opportunity, so a <b>medium</b> priority is assigned to this factor.
Lack of private investments in specific neighborhoods	Low	See above.
<b>(B)(iii) Disparities in Access to Opportunity</b>		
The availability, type, frequency, and reliability of public transportation	<b>High</b>	Tar River Transit provides regular fixed-route service throughout Rocky Mount and a rural shuttle outside of the City, but the limited hours of operation make accessing employment difficult for individuals who do not work a 9-5 schedule. Consequently, this is a <b>high</b> priority because access to decent employment is one of the most effective pathways to increased opportunities for low-income families, who tend to be members of the protected classes. Given the scarcity of funds available for public transit and the high costs associated with providing expanded service, it must be noted that the City and DEHC jurisdictions are limited in their ability to address this contributing factor.
Impediments to mobility/inaccessible public or private infrastructure	<b>Medium</b>	Currently, many areas of the region lack sidewalks, handicap accessible curb cuts, and APS signals. However, the City of Rocky Mount is gradually installing sidewalks and curb cuts in older neighborhoods where they were not previously required, and traffic signals are replaced with APS signals when repairs are required. Additionally, the City follows a Bicycle Plan and a Pedestrian Plan with the goal of ensuring that improvements are accessible to all users. A few other DEHC jurisdictions have similar plans.  Impediments to mobility directly limit access to opportunity, but given that resources are already being devoted to mitigating this factor, the urgency to address it is <b>medium</b> .
Location and type of affordable housing	<b>High</b>	See above.
Location of employers	<b>Medium</b>	This contributing factor is closely tied to others concerning public transportation. Major employers within the City of Rocky Mount tend to be well-connected to public transit routes. However, several major employers are located outside the reach of current bus routes.  This is assigned a <b>medium</b> priority because mitigation is heavily dependent on transit access.

Contributing Factor	Priority	Discussion
Land use and zoning laws	<b>Medium</b>	See above
Location of proficient schools and school assignment policies	Low	Children in Nash and Edgecombe counties are assigned to schools based on where they live, and proficiency varies by school. Although this has a large impact on access to opportunity, this is assigned a Low priority because of the City and DEHC's limited capacity to address this factor directly based on the level of institutional change necessary to fully address public education issues. Additionally, the two school districts are already taking steps to improve school performance and offer expanded choice. For example, students can transfer to a high school within the district that offers expanded academic programming, and district-wide early college programs are available. The City also funds non-profits like the Boys and Girls Club who help improve educational outcomes for at-risk youth. Furthermore, the effect of school assignment policies on access to opportunity can be mitigated by addressing contributing factors related to the location of affordable housing, making it easier for members of the protected classes to live near the more proficient schools in the region.
Lack of private investments in specific neighborhoods	Low	See above.
<b>(B)(vi) Disproportionate Housing Needs</b>		
The availability of affordable units in a range of sizes	<b>High</b>	Black residents and Hispanic residents experience disproportionately higher rates of housing problems compared to White residents. Large families (5 or more people) and non-family households also experience higher rates of housing problems. These facts indicate a disproportionate need for housing assistance for both large families with children and small (i.e. single person) households compared to other household types. Furthermore, waiting lists for affordable housing units are long. This is <b>high</b> priority contributing factor.
Limited meaningful language access.	<b>High</b>	According to stakeholders and local residents, individuals with limited English proficiency face substandard housing conditions and are often unaware of their right to safe, decent housing. This limits access to opportunity and is a <b>high</b> priority contributing factor.
Deteriorated and abandoned properties.	<b>High</b>	See above.
Loss of affordable housing	<b>Medium</b>	Hurricane Matthew displaced hundreds of residents in the region in 2016, primarily in Edgecombe County. Many residents are still displaced as of early 2017. The effects of flooding were felt most acutely in the Town of Princeville, which is predominantly Black. All subsidized housing units operated by the Town's housing authority were lost in the flood. The vast majority of the Town's housing stock is in need of substantial rehabilitation or rebuilding. This is a <b>medium</b> priority

Contributing Factor	Priority	Discussion
		contributing factor because it builds on other affordable housing factors.
<b>(C) Publicly Supported Housing</b>		
Siting selection policies	<b>High</b>	The majority of publicly-supported housing units are located in R/ECAPs, limiting those residents' access to opportunities in other parts of the region. There are publicly-supported housing developments in high opportunity areas, an age-restricted LIHTC development and two supportive housing projects for persons with disabilities.
Quality of affordable housing information programs	<b>Medium</b>	Based on comments and questions received during the stakeholder consultation and public outreach process, not all residents are aware of the different affordable housing options available to them, especially as far as new developments are considered. While this information is available by contacting municipal departments and affordable housing providers directly, it is not available in more convenient formats such as in an online directory. This has a moderate impact on access to opportunity, and is a <b>medium</b> priority contributing factor.
Loss of affordable housing	<b>Medium</b>	See above.
Lack of private investment in specific neighborhoods	Low	See above.
<b>(D) Disability and Access</b>		
Access to publicly supported housing for persons with disabilities	<b>Medium</b>	Persons with disabilities share a basic need for affordable housing with other low-income households, but often require an accessible unit. This is a <b>medium</b> priority contributing factor because, although it limits access to publicly supported housing for persons with disabilities, the region's housing authorities are continually making accessibility improvements as funding permits.
Access to transportation for persons with disabilities	<b>Medium</b>	All of the issues regarding transit in the Rocky Mount region already discussed apply to persons with disabilities, although individuals with disabilities are disproportionately affected by the limited transportation options as they tend to rely heavily on public transit due to an inability to drive, walk, or bike to destinations or a lack of income to purchase a personal vehicle. Because all Tar River Transit buses are wheelchair accessible and paratransit services are available, this factor as it specifically applies to persons with disabilities involves building on prior actions to address transit needs at a more basic level.
Lack of affordable, accessible housing in range of unit sizes	<b>Medium</b>	Similar to transportation issues, persons with disabilities share a basic need for affordable housing with other low-income households. For the most part, the greatest difficulty faced by a person with a physical disability looking to buy or rent a home is finding a unit that is already accessible or easily modified. Things like no-step entries, bathrooms on the first floor, curb cuts, etc. are not always common features in the region's housing stock. This limits access to opportunity and builds on other affordable housing factors. This is a <b>medium</b> priority contributing factor.

Contributing Factor	Priority	Discussion
Lack of affordable, integrated housing for individuals who need supportive services.	<b>Medium</b>	There are very limited affordable supportive housing programs available in the Rocky Mount region. This limits access to opportunity for persons requiring such care and builds on other affordable housing factors. This is a <b>medium</b> priority contributing factor.
Impediments to mobility/inaccessible public or private infrastructure	<b>Medium</b>	See above.
Lack of assistance for housing accessibility modifications	<b>Medium</b>	Assistance for housing accessibility modifications is available through the CDBG and HOME programs in addition to programs offered by the North Carolina Housing Finance Agency. However, the demand for this program far exceeds available funding. This limits access to opportunity and builds on other affordable housing factors already identified. This is a <b>medium</b> priority contributing factor.
<b>(E) Fair Housing Enforcement, Outreach Capacity, and Resources</b>		
Lack of resources for fair housing agencies and organizations	<b>High</b>	There is a chronic underfunding of federal resources for enforcement, investigation, and outreach agencies in the Rocky Mount region and State of North Carolina. Without sufficient enforcement resources, progress in affirmatively furthering fair housing will be difficult. This is a <b>high</b> priority contributing factor.
Lack of local private fair housing outreach and enforcement	<b>Medium</b>	The City of Rocky Mount has a professionally-staffed Human Relations Department and conducts regular outreach and enforcement activities, partnering with Nash and Edgecombe counties. However, comments received during the public outreach process indicate that not all residents are aware of their fair housing rights. Because resources are already being committed to mitigate this contributing factor, local outreach is a <b>medium</b> priority.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has been implementing focused community development/revitalization in an effort to provide affordable housing and at the same time maintain good neighborhoods, stop the deterioration of tipping point neighborhoods and turnaround deteriorating neighborhoods. These projects include Beal Street Redevelopment Genesis Estates, and Holly Street Revitalization, and Ravenwood Crossing, which will be completed in 2018.

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

## **SP-60 HOMELESSNESS STRATEGY - 91.415, 91.215(D)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

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

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

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

### **Addressing the emergency and transitional housing needs of homeless persons**

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

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

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

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

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

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Twin Counties Housing Initiative (TCHI) is a coalition of service providers, faith community representatives, and homeless persons. The City and counties participate in the State of North Carolina's Balance of State Continuum of Care Plan,



and the TCHI has submitted a Rapid Re-Housing Grant application to meet the growing demand for homeless housing.

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

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

## **SP-65 LEAD-BASED PAINT HAZARDS - 91.415, 91.215(I)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

HUD estimated there are as many as 1,508 low- and moderate-income households (80% of HUD Area Median Family Income (HAMFI) and below) with at least one child age 6 or younger living in housing units built before 1980. These units may contain lead-based paint.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

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

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

### **How are the actions listed above integrated into housing policies and procedures?**

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

## **SP-70 ANTI-POVERTY STRATEGY - 91.415, 91.215(J)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Rocky Mount and the DEHC recognize that the core of many social and housing problems correlate closely with poverty. Despite the ongoing economic recovery at the national and state levels, the City and the DEHC continue to have high unemployment, although it has been improving in recent years.

The City's anti-poverty strategy is inextricably linked to the economic programs that have been implemented and operated for several years. The objective of poverty reduction requires programming for broad areas including increased accessibility of resources, job training and placement, public services, education, and basic skills development. It is only through comprehensive, coordinated strategies that nurture skills and provide opportunities to gain and retain employment and thus improve the quality of life that people can improve their situation.

Employment programs reach only a part of the poverty population. Many of the people living in poverty are not employable and thus the City and the counties work cooperatively with numerous public, social, and civic service organizations to develop and implement direct assistance and service delivery programs to improve the quality of life for these persons. This first step in providing health and social services is necessary to enable an unemployed person to become employable.

The City also supports programs and activities that promote a stable and growing economy. Business assistance loans and guarantees are available to firms that wish to expand. In return for below market rate loans and support, these firms pledge to create jobs for low and moderate- income persons. Many of these loans are to small and very small firms that offer growth potential for the community and the region.

Housing rehabilitation assistance is provided as a coordinated effort to preserve and produce affordable housing. This type of assistance is provided to assist people from becoming trapped in the cycle of poverty and to address housing problems and costs.

The City of Rocky Mount Department of Planning and Development will be the agency responsible for the implementation of the Anti-poverty strategy. The Department will work with other housing agencies, housing organizations, non-profits, developers, lenders, contractors, the Chambers of Commerce, technical schools, and social service agencies to provide housing and economic opportunities for very low-income families. The City and the two counties will cooperate with the State of North Carolina in the development of economic programs and recruitment of industries and businesses.

#### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Rocky Mount Housing Authority, a provider of affordable housing, is aware of the programs available for residents and makes appropriate referrals, as well as providing some training programs on site. The focus of this program is to encourage public housing residents to achieve economic sufficiency in order to achieve independence from government subsidies. There are various educational programs available to implement this program.

These efforts, and the support of the economic development and job creation efforts of the counties and the State, complement the housing programs administered through the City's CDBG program and the DEHC HOME program. In sum, the programs currently operated represent coordinated efforts to address housing and economic issues that surround the homeless and lower income households. However, the City and the DEHC recognize that the need for assistance far exceeds the current level of available resources.

## **SP-80 MONITORING - 91.230**

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

The City of Rocky Mount and the Department of Planning and Development are responsible for monitoring both CDBG and HOME program activities. The Department has developed procedures to ensure that approved projects will meet the purpose of the Consolidated Plan and that available funds will be distributed in a timely manner. Monitoring includes programs operated directly by the City, DEHC members who are using HOME funds, and those carried out by any subrecipients. The City's HOME Coordinator is responsible for carrying out the monitoring provisions for the HOME activities of the DEHC. The Subrecipient Agreement is the contractual document between the City and the subrecipient, which specifies the activities that are to be completed and the conditions, which must be met, including compliance with the applicable laws and regulations. This agreement is the basis for monitoring all subrecipients.

Specific monitoring provisions will include:

- 1) Subrecipients are required to submit quarterly reports on their programs and activities. These reports will include relevant information such as the number of units completed and/or persons served; the amount of funds expended or obligated; number of cases processed; factors which adversely affect or hinder performance.
- 2) The City requires written verification on the work accomplished with all requests for funds from subrecipient or contractors, prior to release of payment.

The Community Development staff prepares periodic progress reports for review by the Planning Director, the City Manager and the City Council.

The Community Development staff is responsible for monitoring all HOME and CDBG programs and projects, whether they are administered by the DEHC members, CHDOs or subrecipients. Each project is monitored on-site at least annually.

The monitoring visit will consist of a review of documents necessary to determine:

- Program compliance;
- Compliance with any applicable written agreements;
- Compliance with any related regulations including, but not limited to Davis-Bacon, Fair Housing, Section 3, Minority Business Outreach, and Comprehensive Planning;

- Progress of HOME-assisted projects in relation to time line established in written agreements;
- For CHDOs, records relating to CHDO status;
- For HOME-assisted rental units, compliance with rental and occupancy restrictions; and
- Income eligibility.

The DEHC member, CHDO or subrecipient is given written notice at least two weeks prior to the monitoring visit. This notice includes the date of the visit, as well as its purpose, and a list those items that are to be reviewed. Each monitoring visit begins with an entrance conference to ensure that there is a clear understanding of the purpose and scope of the visit. Once documents and information have been gathered and reviewed, an analysis is made and preliminary findings presented in an exit conference. This visit is followed up with a formal, written notification as to the results of the monitoring review. This review is to indicate both problem areas and successes. The notification also serves as a written record of the review. Any necessary corrective measures are prescribed and closely monitored for continued program compliance in future visits.