

Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey
Judy Klusman
Craig Pierce



Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

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March 5, 2020

I, Carolyn Barger, Clerk to the Board for the Rowan County Board of Commissioners, do hereby certify the information below is a true **draft** excerpt of the minutes of the regular meeting held on **March 2, 2020** by the Rowan County Board of Commissioners. Present were Chairman Greg Edds, presiding, Vice-Chairman Jim Greene, and Commissioners Craig Pierce and Judy Klusman. Commissioner Mike Caskey was absent.

4. PUBLIC HEARING: 2020-21 HOME FUNDING ACTION PLAN

Planning Director Ed Muire explained that as a member of the Cabarrus/Iredell/Rowan HOME Consortium, Rowan County anticipated receiving approximately \$192,081 in project funds for FY 2020-21. As noted in the County's application, Staff anticipated the required match for participation [25% of project funds] would be obtained from Urgent Repair Program funds (NC Housing Finance Agency) and a property donation in the Town of Spencer. Both of these qualify as non-Federal sources and can be used as matching funds.

The scope of the FY 20-21 program would provide housing rehabilitation to at least five (5) owner occupied homes in the County. The County's application for submittal to the City of Concord was in the agenda packet.

According to the staff report regarding the Program Administration, the Salisbury Community Development Corporation (CDC) had managed the County's HOME program since 2012 and Staff recommended the agency for administration of the FY 20-21 program. HUD rules stipulated that procurement was necessary when general project administration exceeded \$25,000; however, based on an anticipated allocation of \$192,081, the maximum allowable project administration funds amounted to \$11,525. Therefore, no formal bids were necessary.

Chairman Edds opened the public hearing to receive citizen input regarding the HOME Funding Action Plan for 2020-21. With no one wishing to address the Board, Chairman Edds closed the public hearing.

Commissioner Klusman asked if the grant amount was the same as the prior year. Mr. Muire responded yes and explained how the funding cycle worked.

Commissioner Greene inquired as to the average spent on the homes. Mr. Muire reported the cap was \$40,000; however, he said not all homes reached this amount.



In response to an inquiry from Commissioner Klusman, Mr. Muire discussed how the grant funds were always "rolling." Mr. Muire stated the number of homes actually worked on ranged from 5 to 8 each year, depending on the number of active programs.

Commissioner Klusman suggested showing the before and after pictures next year. Mr. Muire said the Consortium put together an update each year called the CAPER that was sent to HUD. Mr. Muire said he would send the CAPER to the Board.

Commissioner Greene asked who followed up on the grants and Mr. Muire said Staff was asking the Board to continue the County's relationship with Salisbury Community Development for the administrative services.

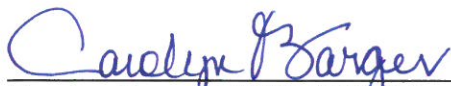
Commissioner Pierce moved, Commissioner Klusman seconded and the vote to approve the FY 2020-21 HOME Funding Action Plan passed unanimously (4-0).

Commissioner Pierce moved approval to authorize the County Manager to sign the application as the Certifying Official; to authorize the County Manager to sign all administrative related housing documents associated with the program and to authorize the County Manager to enter into a contract with the Salisbury CDC to administer the County's HOME Program for FY 20-21. The motion was seconded by Commissioner Greene and passed unanimously (4-0).

Witness my hand and the Official Seal of the County, this the 5th day of March, 2020.

(SEAL)




Carolyn Barger, MMC, NCMCC
Clerk to the Board of Commissioners