



2020-2024  
CONSOLIDATED  
PLAN

&

ANNUAL ACTION PLAN  
2020-2021

*Final Draft July 2020*



300 W. WASHINGTON ST., GREENSBORO, NC 27401

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# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Greensboro is a federal entitlement community under the U.S. Department of Housing and Urban Development’s Community Development Block Grant (CDBG) Program and serves as the lead entity for the Greensboro HOME Consortium. As a HUD entitlement community, the City is required to prepare a Five-Year Consolidated Plan. This completed Consolidated Plan covers the 2020 to 2024 funding years for annual allocations for CDBG, HOME, ESG and HOPWA.

The proposed 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan drafts were available for public review during a 30-day public comment period, June 12, 2020 - July 11, 2020. Greensboro City Council held a virtual public hearing to review and approve the Plans for adoption and submission to HUD at the July 21, 2020 City Council meeting. No substantial or material changes were made to the draft Plans without City Council direction. Only minor changes (i.e. grammatical, nominal financial revisions) were made prior to submission to HUD.

In April 2020, HUD allocated special funds to the City of Greensboro, as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). CARES Act supplemental funding for CDBG-CV, ESG-CV, and HOPWA-CV, in the amount of \$2,082,964, was programmed in the 2019-2020 Annual Action Plan by way of a Substantial Amendment in May 2020. A second wave of ESG-CV funds, in the amount of \$1,880,847, was allocated to the City of Greensboro in June 2020. These funds, and any additional CARES Act funds, will be programmed in the 2019-2020 Annual Action Plan by way of substantial amendments.

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

The City of Greensboro has identified three primary objectives for the Strategic Plan to address community needs as identified in the Needs Assessment as outlined below.

**Increase the supply of decent affordable housing.** The data analysis performed for the Needs Assessment supports the need to increase the supply of decent affordable housing within the City of Greensboro.

- The City of Greensboro’s population is projected to increase to approximately 301,500 by the year 2023.<sup>1</sup>
- Based on the 2011-2015 CHAS data for the City of Greensboro, cost burden at 30 percent or greater and 50 percent or greater of household income continues to be the most common housing problem in the jurisdiction, particularly for renters and elderly households.
- As demonstrated in NA-10, 49 percent of renter-occupied households in Greensboro experience at least one of four housing problems.
- Both renter and owner households earning less than 80 percent AMI are impacted by a lack of affordable housing in Greensboro according to 2011-2015 CHAS data in NA-10.
- Based on the latest available Affirmatively Furthering Fair Housing (AFFH) HUD data, 28.8 percent of participants in the Housing Choice Voucher (HCV) program are persons with a disability.

**Promote a Suitable Living Environment.** Community outreach and engagement identified the need for an investment in promoting a suitable living environment.

- Respondents to the Community Needs Survey ranked community/neighborhood services and infrastructure (streets, sidewalks, parks) as community development priorities behind safe and affordable housing.
- Public safety is a major consideration for 45 percent of respondents when choosing a place to live.
- A significant proportion of respondents (68 percent) think abandoned and foreclosed properties are a critical issue.

**Expand Economic Opportunities.** Access to economic opportunities are a priority for residents and have a great impact on the ability for residents to identify and secure housing throughout Greensboro.

- 77 percent of survey respondents felt economic development and job creation were critical issues.
- According to the 2019 Point-In-Time Count, the top situation that caused an individual to become precariously housed was unemployment.
- The local economy is shifting from traditional manufacturing to more skilled manufacturing and knowledge based jobs according to Triad Tomorrow, the regional Comprehensive Economic Development Strategy (CEDS) updated December 2017.
- Local rents are rising at a faster rate than local wages. Median income increased 8.3% from 2010 to 2017, while median gross rent increased 13 percent during the same time period as outlined NA-10 and MA-15.

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<sup>1</sup> City of Greensboro. 2018. City of Greensboro Data Book. <https://www.greensboro-nc.gov/home/showdocument?id=37021>

### **3. Evaluation of past performance**

The City of Greensboro has been successful in leveraging its allocations for programs that increase the supply of affordable housing, promote a suitable living environment, and expand economic opportunity. Over the period since the last Consolidated Plan, Greensboro has consistently created affordable multi-family housing developments, provided down payment assistance, and rehabilitated single- and multi-family units for low-to-moderate income families through several programs. Additionally, the City has funded efforts for homelessness prevention and rental assistance through the Continuum of Care, and supported shelter operations for thousands of individuals. The City also successfully supported small local entrepreneurs to develop their businesses through job creation.

As required by HUD, the City submits a Consolidated Annual Performance and Evaluation Report (CAPER) in September of each year. Detailed summaries and reports of past performance can be found in the CAPER submitted for each program year.

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

Public meetings were held throughout the process to engage a wide array of residents and stakeholders to identify community development priorities and needs. Additionally, representatives from public and private agencies affiliated with assisted housing, public housing, education, sustainability, economic development, transportation, health services, and social services were invited to individual and group meetings to provide input into the development of the Consolidated Plan.

Outreach and engagement efforts for the Consolidated Plan were part of a larger community engagement process around the development of Housing GSO, the City of Greensboro's 10-year housing plan, and the HUD-required Analysis of Impediments to Fair Housing.

In addition to public meetings, focus groups, and in person meetings, two surveys were conducted throughout the process to get a better understanding of community needs and inform the Strategic Plan. The following is a summary of the results of the citizen participation process and consultation process.

#### **Community Needs Survey**

A 30-question online Community Needs Survey that was available from July 22, 2019 to August 16, 2019. The survey received 451 responses from stakeholders and the broader community.

#### **Public Meeting**

24 people attended a public meeting held on Thursday August 1, 2019 at the Greensboro Public Library to review local demographic data and provide feedback on community needs and fair housing issues.

## **Focus Groups**

Focus group meetings were held with local brokers, lenders, nonprofit organizations, and affordable housing developers to identify community and housing needs, understand local community development capacity, and prioritize community development and affordable housing investments.

## **Housing Needs Survey**

An eight question Housing Needs Survey was open from January 21, 2020 to February 12, 2020. There were 326 survey responses that provided additional insight into housing needs and priorities in the community.

## **Public Comment Period**

A public comment period was open from June 12, 2020 – July 11, 2020. One response was received. The comment supported the 2020-2024 Consolidated Plan. A summary is attached.

## **Public Hearing**

A virtual public hearing was held at the July 21, 2020 City Council meeting. Five comments were submitted for City Council and staff consideration. A summary is attached.

## **5. Summary of public comments**

A public comment period was open from June 12, 2020 – July 11, 2020. One response was received. The comment supported the 2020-2024 Consolidated Plan. A summary is attached.

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

A full summary of the six (6) public comments from the 30-day public comment period and virtual public hearing with City responses is attached. All comments and views were accepted for consideration. Five of the comments required explanations and reasoning for why the City is not implementing the suggestions made by the public. Four comments were directly related to the funding allocation priorities for homelessness prevention programs.

As explained in the attached responses, City staff consulted with the Guilford County Continuum of Care (CoC) during the 2020 Homelessness Prevention Request for Proposals (RFP) processes for the allocation of CDBG, ESG, and local Nussbaum funding (as shown in section AP-10).

Strategies and priorities were established based on the United States Department of Housing and Urban Development's (HUD) and the United States Interagency Council on Homelessness' (USICH) plan, *Home, Together: The Federal Strategic Plan to Prevent and End Homelessness*, and various other national entities. Local data provided by the Guilford County CoC, and research conducted by local universities



were also used to guide this process in determining the needs of the Greensboro community to address the issue of homelessness.

Funding decisions are based upon these priorities as outlined by HUD to align with the Housing First approach. The detailed data and findings that guided the funding decisions are available for review upon request.

## **7. Summary**

A full summary of the six (6) public comments from the 30-day public comment period and virtual public hearing with City responses is attached.

## 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.

Agency Role	Name	Department/Agency
CDBG Administrator	Greensboro	Neighborhood Development/City of Greensboro
HOPWA Administrator	Greensboro	Neighborhood Development/City of Greensboro
HOME Administrator	Greensboro	Neighborhood Development/City of Greensboro
ESG Administrator	Greensboro	Neighborhood Development/City of Greensboro

**Table 1 – Responsible Agencies**

### Narrative

This Consolidated Plan states how the City of Greensboro will pursue its goals for community development and affordable housing programs. The Plan documents the stakeholder and public engagement process, provides a description of planned activities under each HUD program, and tools for tracking performance.

### Consolidated Plan Public Contact Information

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Consultation with key stakeholders is a critical component in the development of the Consolidated Plan. Consultation allows for the identification and prioritization of community needs, development of strategies, and coordination of action plans. This process also allows for the sharing of information regarding community resources and promotes coordination. Outreach and engagement efforts for the Consolidated Plan were pursued in tandem with engagement for the Analysis of Impediments to Fair Housing and the development of the Housing GSO Plan, a 10-year strategic housing plan.

Representatives from public and private agencies affiliated with assisted housing, public housing, education, sustainability, economic development, transportation, health services, and social services were invited to individual and group meetings to provide input into the development of the consolidated plan. Additionally, public meetings were held throughout the process to engage a wide array of residents and stakeholders to identify community development priorities and needs.

#### **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)).**

Coordination between public and assisted housing providers and health service agencies occurred through meetings, surveys, and the review of recommendations and relevant documents throughout the planning process.

#### **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**

Coordination between agencies involved in the Continuum of Care for homeless populations is ongoing and occurred through ongoing dialog and feedback throughout the planning process for the Consolidated Plan. The City of Greensboro will continue to coordinate with the Continuum of Care as a resource to the organizations to engage in a strategic approach to addressing the needs of homeless persons. The Continuum of Care's upcoming priorities include expanding capacity around coordinated entry efforts and updating the Continuum of Care's Strategic Plan.

**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 Greensboro Neighborhood Development Department's Homeless Prevention Program Coordinator will continue to work closely with the Continuum of Care to address public service needs in homelessness prevention. Throughout the Consolidated Plan process, the City has solicited feedback from the Continuum of Care members on allocation priorities, data collection, and programming. The City of Greensboro attends monthly Continuum of Care meetings and engages in ongoing conversations with organizations to foster coordination.

**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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Greensboro Human Relations Department
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Equitable access to decent affordable housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Greensboro Human Relations Department was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
2	<b>Agency/Group/Organization</b>	GREENSBORO HOUSING COALITION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy Equitable access to decent affordable housing

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Greensboro Housing Coalition was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
3	<b>Agency/Group/Organization</b>	Homeless Union of Greensboro
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Equitable access to decent, affordable housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Homeless Union of Greensboro was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates an ongoing dialogue to refine community development strategies and programs.
4	<b>Agency/Group/Organization</b>	Arc of Greensboro
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Access to employment, educations health care, and other services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Arc of Greensboro was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.

5	<b>Agency/Group/Organization</b>	Greensboro Urban Ministry
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Equitable access to decent affordable housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Greensboro Urban Ministry was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
6	<b>Agency/Group/Organization</b>	Salvation Army Greensboro
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.

7	<b>Agency/Group/Organization</b>	Greensboro Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-homeless Services-Health Services-Education Service-Fair Housing Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Greensboro Housing Authority was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
8	<b>Agency/Group/Organization</b>	Central Carolina Health Network
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Service-Fair Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy Equitable access to decent, affordable housing



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Central Carolina Health Network was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
9	<b>Agency/Group/Organization</b>	THE SERVANT CENTER, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Equitable access to decent, affordable housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	To gather input from key stakeholders, the consultant team met with public and private agencies to identify and prioritize community needs to develop strategies and action plans, to identify community resources, and to promote the coordination of resources. Representatives from community agencies affiliated with assisted housing, public housing, education, sustainability, economic development, transportation, health services, and social services were invited to individual and group meetings to provide input to the development of the consolidated plan.
10	<b>Agency/Group/Organization</b>	UNCG Center for New North Carolinians
	<b>Agency/Group/Organization Type</b>	Other government - State Services - immigrants, refugees, and persons of limited-English proficiency
	<b>What section of the Plan was addressed by Consultation?</b>	Equitable access to decent, affordable housing

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The UNCG Center for New North Carolinians was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
11	<b>Agency/Group/Organization</b>	Guilford County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Equitable access to decent, affordable housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Multiple Continuum of Care (CoC) member agencies were engaged through regular CoC meetings and provided feedback on community needs, funding priorities, and goals.
12	<b>Agency/Group/Organization</b>	Community Foundation of Greater Greensboro
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy Equitable access to decent, affordable housing

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Foundation of Greater Greensboro was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.
13	<b>Agency/Group/Organization</b>	Legal Aid of North Carolina (LANC) - Greensboro
	<b>Agency/Group/Organization Type</b>	Housing Services - Legal, Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Equitable access to decent, affordable housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The office of Legal Aid of North Carolina in Greensboro was engaged through this process to discuss barriers to decent affordable housing and other gaps in greater community development in the area.
14	<b>Agency/Group/Organization</b>	City of Greensboro Planning Department
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Greensboro Planning Department was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs with the Comprehensive Plan.
15	<b>Agency/Group/Organization</b>	Piedmont Authority for Regional Transportation
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Public transportation provider
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy Community livability and sustainability
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Piedmont Authority for Regional Transportation was engaged throughout the process to identify and prioritize community needs, identify community resources, and provide insight into strategies. The City of Greensboro anticipates ongoing collaboration to promote the coordination of resources and refine community development strategies and programs.

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

The City of Greensboro consulted applicable agencies for the preparation of the Consolidated Plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Taskforce on Ending Homelessness	This 2007 Plan identifies goals pertaining to services for homeless populations and households at-risk of homelessness.
Analysis of Impediments to Fair Housing Choice	City of Greensboro	This 2019 Analysis of Impediments to Fair Housing Choice identifies regional and City goals related to housing investments.
City of Greensboro Data Book	City of Greensboro	The 2018 City of Greensboro Data Book is part of a larger Comprehensive Plan update to Connections 2025.
Connections 2025	City of Greensboro	This 2003 Comprehensive Plan for the City of Greensboro identifies several adopted goals that closely align with those of the Consolidated Plan.
Grow Greensboro	City of Greensboro City Council	This 2016 economic development strategy seeks to support future site development, development of downtown, and strategic reinvestment/redevelopment areas.
Piedmont Together	Piedmont Authority for Regional Transportation	This 2014 regional sustainable communities plan was developed for the 12-county region. The plan identifies key goals associated with housing, jobs, development patterns, and natural resources.
Triad Tomorrow	Piedmont Triad Regional Council	This 2017 Comprehensive Economic Development Strategy (CEDS) was developed for the 12-county region and identifies key goals associated with community economic vitality.

**Table 3 – 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))**

Adjacent units of local government were notified and/or consulted during the preparation of this Consolidated Plan, including the State of North Carolina. This occurred through meetings, surveys and review of recommendations and relevant documents throughout the planning process.

**Narrative**

To gather input from key stakeholders, the consultant team also met with public and private agencies to identify and prioritize community housing needs to develop strategies and action plans, to identify challenges and gaps, address community resources, and to promote the coordination of resources.

Representatives from non-profit and private agencies affiliated with housing, economic development, and social services were invited to individual and group meetings to provide input to the development of the consolidated plan. Input from housing developers also informed the Housing GSO Plan, a strategic housing plan that will be implemented over the next 10 years.

The consultation process satisfies the requirements of 24 CFR 91.105. The development of the Consolidated Plan was part of a larger planning effort that included the HUD-required Analysis of Impediments to Fair Housing Choice and the Housing GSO 10-Year Plan. The City of Greensboro engaged a wide variety of stakeholders to provide perspectives regarding priority needs in the community; provide feedback on analysis and interpretation of data about housing, employment, socio-economic, transportation and other conditions and trends; assist in setting goals for addressing identified community needs, given a limited amount of funding resources; and help publicize the Consolidated Plan process, in order to engage as many people as possible.

In addition to the Citizen Participation activities outlined in PR-15 Citizen Participation, the City of Greensboro held regular committee meetings throughout the larger planning effort of the Analysis of Impediments to Fair Housing Choice, Consolidated Plan, and Housing GSO Plan. The committee consisted of representatives across City of Greensboro Departments, including Neighborhood Development, Planning, Human Relations, and Communications and Marketing. The committee met bi-weekly throughout the planning process to provide data, identify community and programmatic needs, provide feedback on data analysis and programming recommendations, and facilitate engagement efforts.

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Public participation is a key component of the planning process. Citizens were invited to provide their feedback through a variety of means, including focus groups, one on one meetings, public meetings, surveys, and public hearings. The following table captures these methods and their outcomes. The City uses input from citizens and its community development partners to determine housing and community development needs, set priorities, and develop strategies and actions to address those needs.

The City has complied with the adopted Citizen Participation Plan, which satisfies the requirements of 24 CFR 91.105.

## 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	Survey	Minorities  Non-English Speaking - Specify other language: Spanish, Arabic  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Persons experiencing homelessness	451 surveys were completed by stakeholders and the broader community and results compiled.	A summary of the survey is attached.	N/A	Survey closed and previously located at: <a href="https://www.surveymonkey.com/r/GboroCommNeeds">https://www.surveymonkey.com/r/GboroCommNeeds</a>

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)
2	Survey	Service providers - housing, homelessness, special needs	10 agencies were represented in focus group discussion. Summary of discussion is attached.	Focused on housing needs for low-income clients, service gaps and coordination of resources.	N/A	
3	Survey	Market rate and affordable housing developers	9 private and non-profit housing developers participated in focus group discussions. Summaries of discussions are attached.	Focused on development that community needs, cost to build and market incentives.	N/A	

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)
4	Survey	Lenders and community-based foundations	5 agencies that provide financing for development participated in focus group discussion. Summary of discussion is attached.	Focused on capacity for development and investor priorities.	N/A	
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	24 people attended a public meeting held on Thursday August 1, 2019 at the Greensboro Public Library.	Residents provided feedback on neighborhood conditions, community resources, and community needs.	N/A	

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)
6	Survey	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Persons experiencing homelessness	There were 326 survey responses that provided additional insight into housing needs and priorities in the community.	A summary of the survey is attached.	N/A	Survey closed and previously available at: <a href="http://www.surveymonkey.com/r/housingso">http://www.surveymonkey.com/r/housingso</a>

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)
7	Survey	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Persons experiencing homelessness	One comment received.	Comment supported the 2020-2024 Consolidated Plan. A full summary is attached.	N/A	

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)
8	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Persons experiencing homelessness</p>	Five comments were submitted in response to the virtual public hearing. No speakers.	The five comments had suggestions for housing policies and responded specifically to shelter funding allocations. A full summary is attached.	N/A	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The following needs assessment provides an analysis of the housing conditions and needs in the Greater Greensboro Consortium area (City of Greensboro, Guilford County, City of Burlington, Alamance County) by income level among renters and owners, as well as households with special needs. Additionally, City of Greensboro housing needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, and a review process designed to meaningfully engage residents.

The following gives a brief overview of the Greensboro Needs Assessment results, with more detailed information included in each corresponding section. The final City of Burlington 2020-2024 Consolidated Plan will be attached for more detailed information on the Greater Greensboro Consortium area.

- NA-10 Housing Needs
- NA-15 Disproportionately Greater Need: Housing Problems
- NA-20 Disproportionately Greater Need: Severe Housing Problems
- NA-35 Public Housing
- NA-40 Homeless Needs
- NA 45 Non-Homeless Special Needs
- NA-50 Non-Housing Community Development Needs

### Descriptions of Data and Related Definitions

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a custom tabulation of the 2011-2015 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems in the Greater Greensboro area, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30 percent of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50 percent of its gross income on housing costs. Whenever possible, CHAS data was supplemented with 2013-2017 American Community Survey (ACS) data to provide a snapshot of the latest figures.

Throughout the Housing Needs Assessment, both CHAS and ACS data will be used.

## Defining Greensboro

The City of Greensboro is the third largest city in the state of North Carolina. As of 2017, the City of Greensboro’s population was approximately 285,000, representing an 8.1 percent population increase from 2010 (Table 5, NA – 10). The City of Greensboro comprised 38 percent of the Greensboro-High Point, NC Metro area population of 751,590 in 2017. The most populous census tract in the city is just west of Downtown, between Market Street and Oakland Avenue, and includes the University of North Carolina at Greensboro (UNCG) and Greensboro College. Other densely populated tracts encompass North Carolina A&T State University (NC A&T) and consist of older neighborhoods with smaller lots and neighborhoods with large apartment complexes. The least-populated census tracts are found primarily at the edges of the city where residential lots are typically larger, and densities are lower than tracts closer to the central business district. These tracts also contain industrial areas and employment centers with relatively few residents.

Overall, the City of Greensboro’s population is generally getting older, as the proportion of persons 44 years and under decreased by 2.6 percent, while those 45 to 85 years and older increased 2.8 percent between 2010 and 2017.

<b>Table A: City of Greensboro, Population Growth by Age Group, 2010 and 2017</b>				
<b>Age Group</b>	<b>2010</b>		<b>2017</b>	
	<b>Estimate</b>	<b>Percent of Population</b>	<b>Estimate</b>	<b>Percent of Population</b>
Under 19 Years	71,431	27.1%	73,415	25.8%
20 to 24 Years	25,636	9.7%	24,387	8.6%
25 to 44 Years	75,089	28.5%	80,690	28.3%
45 to 64 Years	60,126	22.8%	68,506	24.1%
65 to 84 Years	26,832	10.2%	32,753	11.5%
85 Years and Older	4,244	1.6%	5,065	1.8%
<b>Total Greensboro Population</b>	<b>263,358</b>		<b>284,816</b>	

*Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2006 -2010 and 2013-2017*

Greensboro’s median age in 2017 was 35 years old, while that of the Greensboro-High Point, NC Metro area was 38.8 years old for the same year.<sup>2</sup>

Greensboro’s population is projected to increase to approximately 301,500 by the year 2023. However, as noted in the city’s *Data Book Report*, Greensboro’s population growth has been significantly lower than the rate of the other top cities in the state and is projected to remain among the lower growth rates in North Carolina over the next 20 years.<sup>3</sup>

<sup>2</sup> Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2006 -2010 and 2013-2017

<sup>3</sup> <https://www.greensboro-nc.gov/home/showdocument?id=37021>



## Descriptions and Definitions of Data Points

The following provides descriptions and definitions of the data points. Because CHAS data is derived from ACS data, census definitions dictate the definitions of the variables discussed in these tables:

Small Family Household: A household with two to four members

Large Family Household: A household with five or more members

Elderly: Ages 62-74

Frail Elderly or Extra Elderly: Ages 75 or older

Household: All people living in a housing unit. Members of a household can be *related* or *unrelated*.

Family: Related individuals living in the same household

Nonfamily: Unrelated individuals living in the same household

The terms Area Median Income (AMI) and HUD Area Median Family Income (HAMFI) are interchangeable when being used to explain CHAS data derived from ACS data. For consistency, only AMI will be used throughout this document and refers to the entire Greensboro-High Point Metropolitan Statistical Area. Additionally, data tables compare populations based on income ranges, which are categorized based on AMI and are used by HUD to determine eligibility for certain programs.

HUD defines the following income brackets as low- to moderate-income.

- Extremely Low Income = <30% AMI
- Low Income = 30-50% AMI
- Moderate Income 50-80% AMI

The housing problems outlined in the data and narrative below are defined in narrow terms as follows:

Substandard Housing – Lacking complete kitchen facilities (a complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator);

Substandard Housing – Lacking complete plumbing facilities (complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower);

Cost Burden – Housing costs greater than 30 percent of income; and

Overcrowding – More than one person per room.

Housing problems are considered severe when cost burden and overcrowding are found at the following rates:

Cost Burden – Housing costs greater than 50 percent of income; and

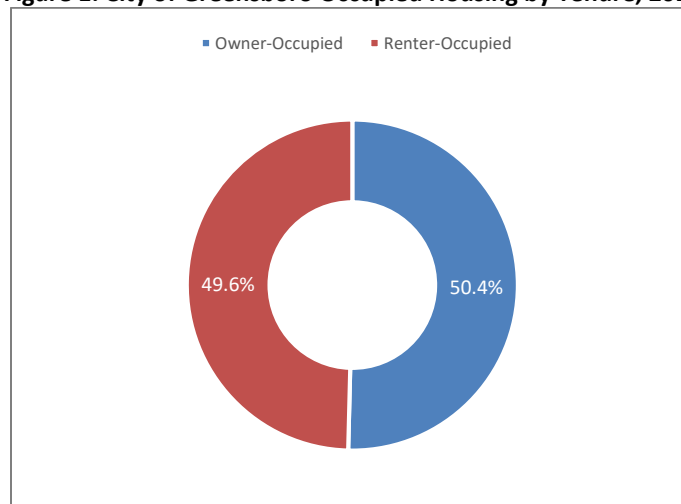
Overcrowding – More than 1.5 persons per room.

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

In 2017, the City of Greensboro had a total of 114,552 housing units, 50.4 percent of which were owner-occupied, while 49.6 percent of housing units were renter-occupied. Approximately 14,600 or 12.8 percent of units were vacant. Data on the disposition of these vacant units indicate that about 43.4 percent were for rent, 7.7 percent were for sale, 7.3 percent were rented or sold but unoccupied, and 4.2 percent were for seasonal, recreational, or occasional use. However, 37.4 percent of the vacant housing stock was counted as “other vacant” units; this term refers to units that are not for sale or rent and may contribute to blight.

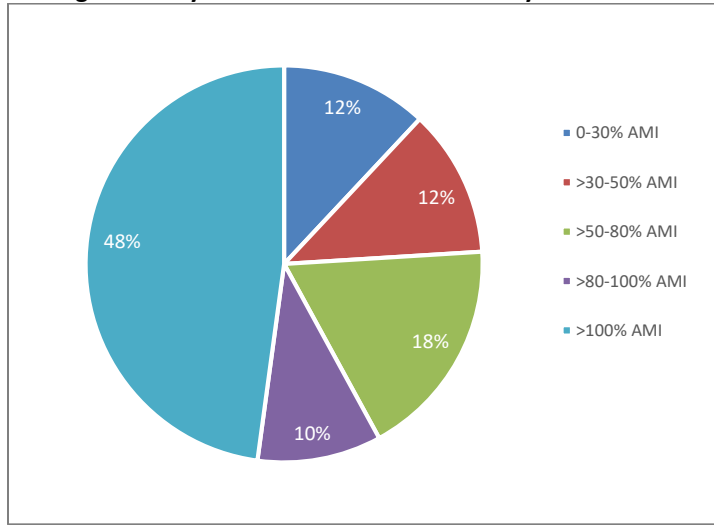
**Figure 1: City of Greensboro Occupied Housing by Tenure, 2017**



Source: ACS 2013-2017 5-year estimates

While 48 percent of households in Greensboro earn more than 100 percent of AMI, 42 percent (63,105) of Greensboro households earn 80 percent or less AMI based on CHAS estimates. Using HUD standards, these households earning less than 80 percent AMI are considered low-to-moderate income households.

**Figure 2: City of Greensboro Households by AMI Bracket**



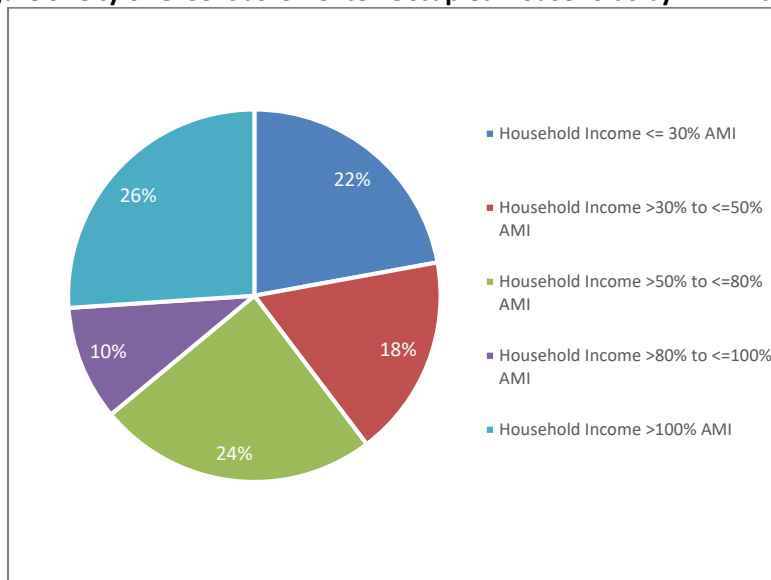
Source: 2011-2015 CHAS

According to Table 6 – Total Households Table, of these low-to-moderate income households:

- 33% are small family households (2-4 family members);
- 31% are households that contain one person age 62 or older; and
- 18% are households with one or more children 6 years or younger.

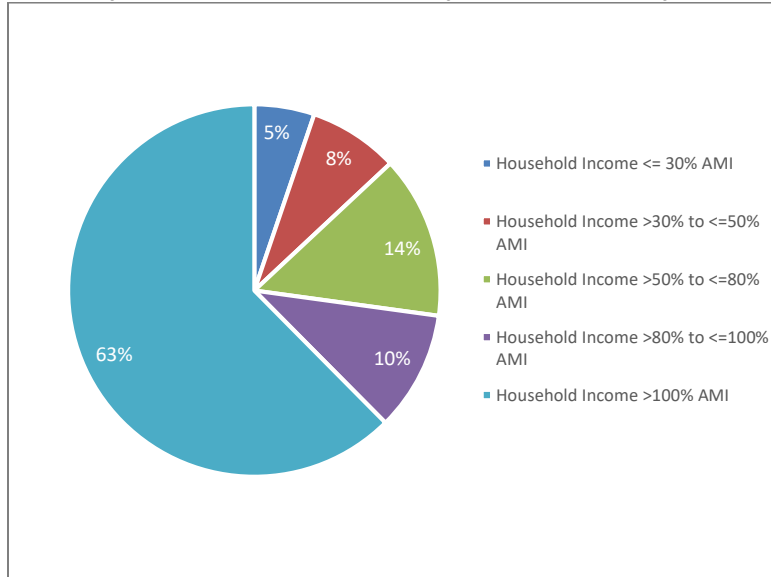
Renter households are more likely to earn 80 percent AMI or under in comparison to owner households. Approximately 66 percent of renter households earn 80 percent AMI or less, while 27 percent of owner households earn 80 percent AMI or less, which is considered to be low-to moderate income.

**Figure 3: City of Greensboro Renter-Occupied Households by AMI Bracket**



Source: 2011-2015 CHAS

**Figure 4: City of Greensboro Owner-Occupied Households by AMI Bracket**



Source: 2011-2015 CHAS

**Summary of Housing Needs**

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	478,015	
Households	0	191,885	
Median Income	\$0.00	\$0.00	

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

## Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	22,979	23,095	34,595	19,380	91,800
Small Family Households	7,424	7,479	12,078	7,464	47,390
Large Family Households	1,549	1,544	2,607	1,748	5,465
Household contains at least one person 62-74 years of age	3,528	4,719	6,543	4,038	19,021
Household contains at least one person age 75 or older	2,382	3,801	4,397	2,296	7,689
Households with one or more children 6 years old or younger	4,406	4,021	5,814	3,003	9,255

**Table 6 - Total Households Table**

Data 2011-2015 CHAS  
Source:

## Housing Needs Summary Tables

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

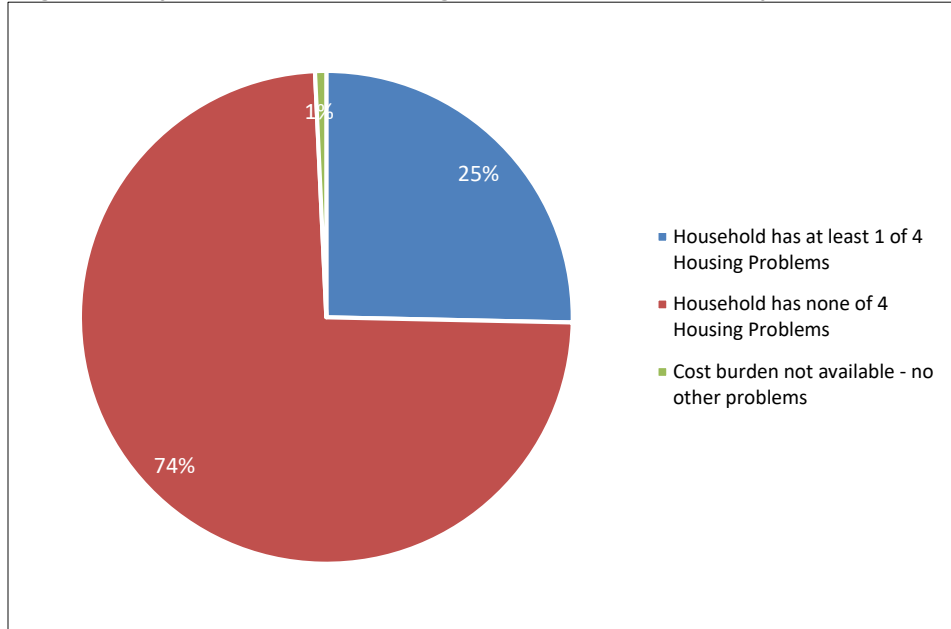
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	380	405	244	85	1,114	84	38	170	44	336
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	165	245	260	14	684	125	54	69	15	263
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	524	484	550	105	1,663	204	189	523	279	1,195
Housing cost burden greater than 50% of income (and none of the above problems)	9,599	4,289	944	115	14,947	4,108	2,963	2,145	623	9,839

	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
Housing cost burden greater than 30% of income (and none of the above problems)	1,424	5,999	7,899	954	16,276	708	2,528	4,739	2,864	10,839
Zero/negative Income (and none of the above problems)	2,272	0	0	0	2,272	832	0	0	0	832

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
 Source:

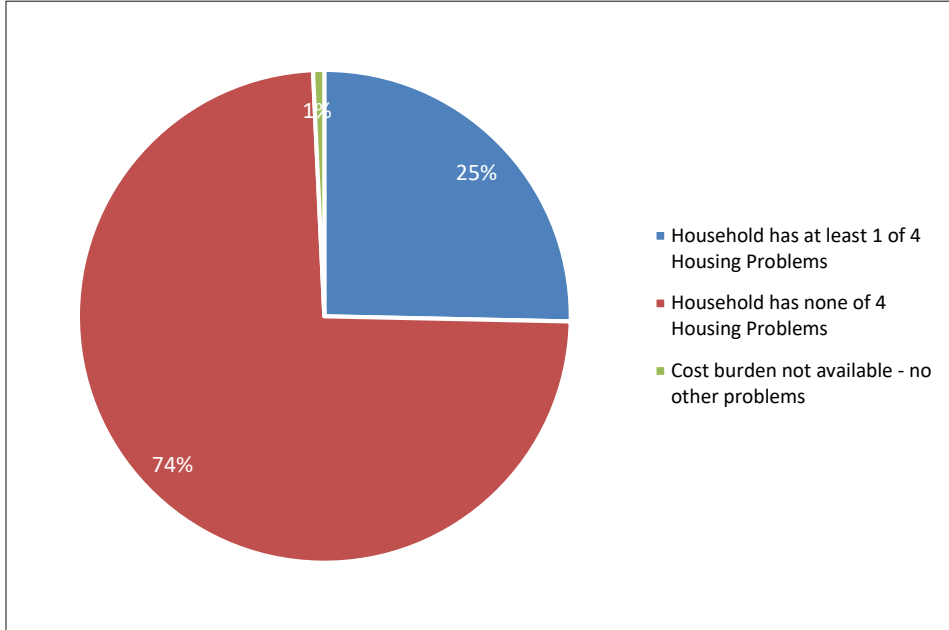
**Figure 5: City of Greensboro, Housing Problems for Owner-Occupied Households**



Data Source: 2011-2015 CHAS

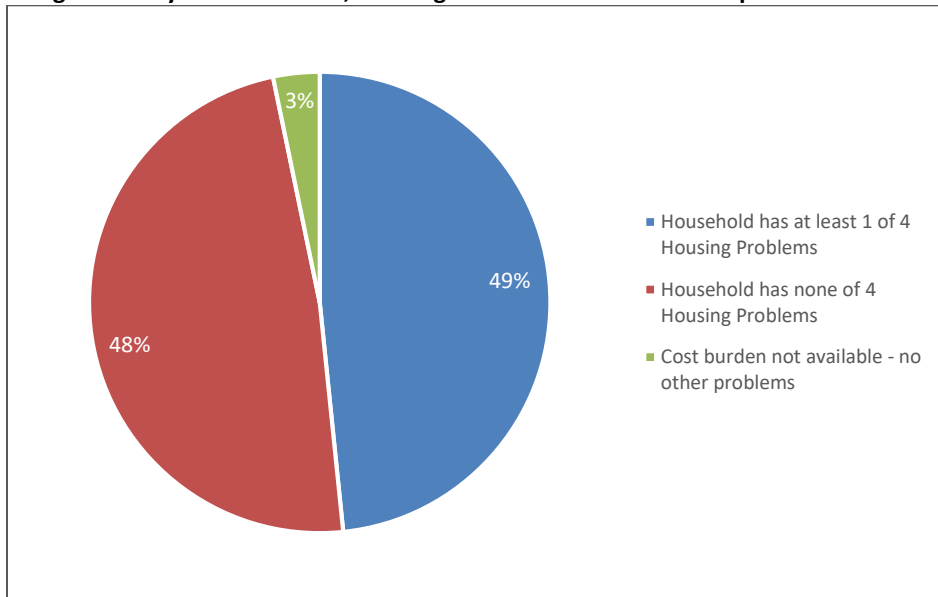


**Figure 5: City of Greensboro, Housing Problems for Owner-Occupied Households**



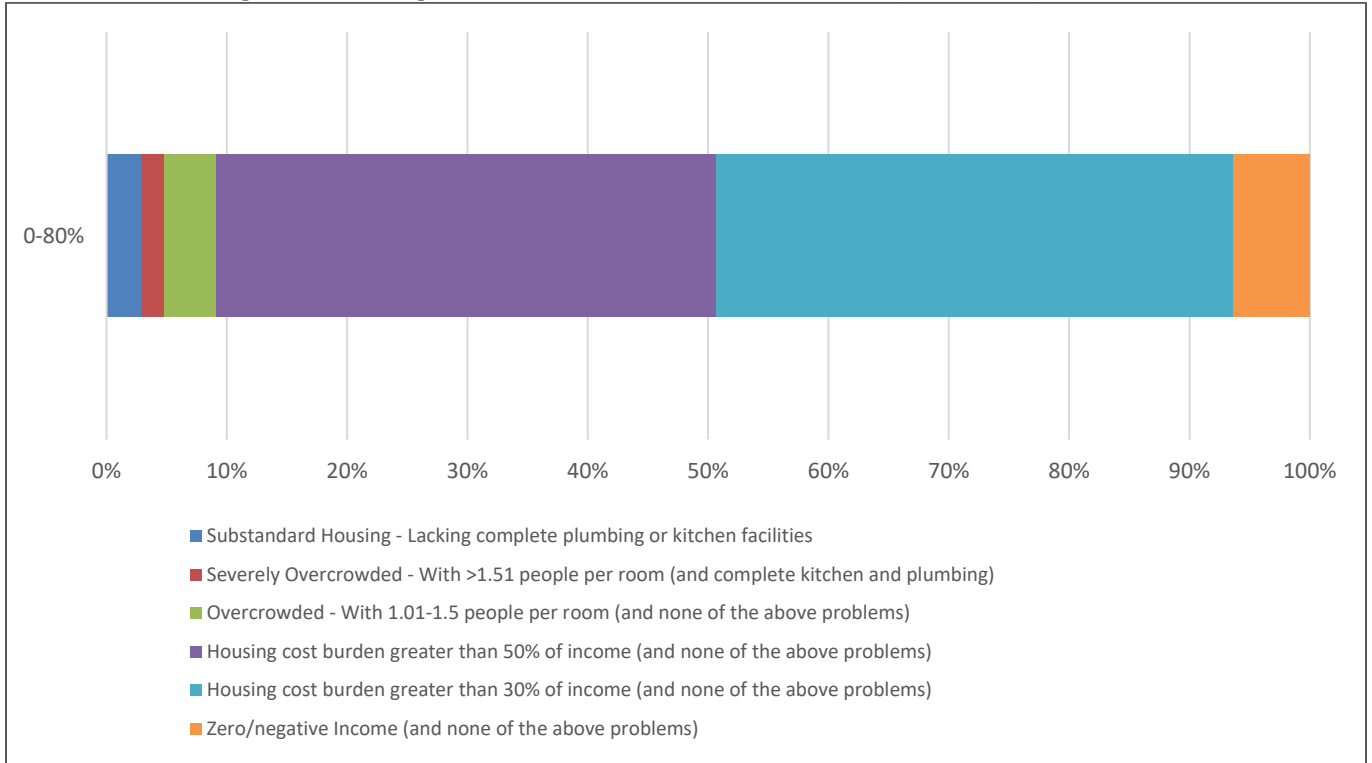
Data Source: 2011-2015 CHAS

**Figure 6: City of Greensboro, Housing Problems for Renter-Occupied Households**

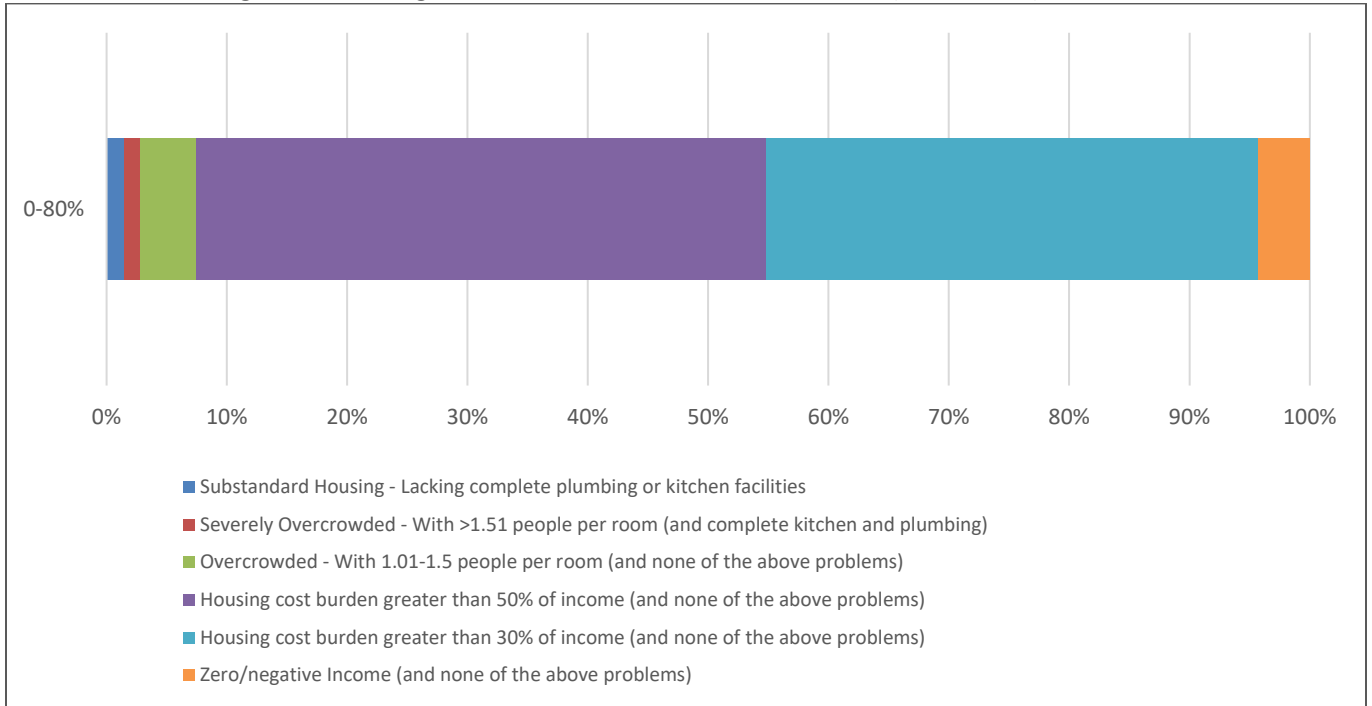


Data Source: 2011-2015 CHAS

**Figure 7: Housing Problems for LMI Owner Households (0-80% AMI)**



**Figure 8: Housing Problems for LMI Renter Households (0-80% AMI)**



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	10,674	5,420	2,000	314	18,408	4,523	3,260	2,896	954	11,633
Having none of four housing problems	3,268	8,195	15,705	7,645	34,813	1,415	6,220	13,985	10,489	32,109
Household has negative income, but none of the other housing problems	2,272	0	0	0	2,272	832	0	0	0	832

**Table 8 – Housing Problems 2**

Data 2011-2015 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	4,138	4,241	3,228	11,607	1,435	1,408	2,863	5,706
Large Related	768	752	438	1,958	528	465	486	1,479
Elderly	2,090	1,864	1,287	5,241	1,736	2,600	2,070	6,406
Other	4,904	4,310	4,122	13,336	1,470	1,205	1,677	4,352
Total need by income	11,900	11,167	9,075	32,142	5,169	5,678	7,096	17,943

**Table 9 – Cost Burden > 30%**

Data 2011-2015 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
NUMBER OF HOUSEHOLDS								
Small Related	3,654	1,627	155	5,436	1,283	704	883	2,870
Large Related	564	238	0	802	383	186	67	636
Elderly	1,576	899	310	2,785	1,287	1,313	639	3,239
Other	4,419	1,930	529	6,878	1,325	825	609	2,759
Total need by income	10,213	4,694	994	15,901	4,278	3,028	2,198	9,504

Table 10 – Cost Burden > 50%

Data 2011-2015 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
NUMBER OF HOUSEHOLDS										
Single family households	609	549	695	99	1,952	299	219	497	214	1,229
Multiple, unrelated family households	45	64	80	20	209	30	24	88	84	226
Other, non-family households	35	115	30	0	180	0	0	0	0	0
Total need by income	689	728	805	119	2,341	329	243	585	298	1,455

Table 11 – Crowding Information - 1/2

Data 2011-2015 CHAS  
Source:

	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	35	245	360	640	85	190	70	345

**Table 12 – Crowding Information – 2/2**

Data Source

Comments:

2011-2015 CHAS

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

According to the 2013-2017 American Community Survey (ACS) 5-year estimates, 34.3 percent (39,274) of Greensboro households are comprised of a single individual. Of these single-person households, 30 percent are single individuals over the age of 65.

While the data provided for the development of the Consolidated Plan does not clearly indicate the number and type of single person households, it can be assumed that a percentage of households classified as “Other” in Table 9 are single-person households. By applying the share of single individual households (34.3 percent) established in the 2013-2017 ACS data to the households classified as “Other” in the Table 9, one can estimate that 1,523 of cost burdened households are comprised of single-persons.

As the population over the age of 65 continues to grow, it is anticipated that there will be a greater number of households in need. Housing needs for seniors tend to include a lack of available affordable units, higher cost burden, and lack of transportation access. These needs can be particularly acute for residents over 65 years, but also impact the community as a whole.

Likewise, in Burlington, approximately 34% of the occupied housing units belong to a single person household, which amounts to 7,395 households. Over 42% of renters are single person households, significantly higher than the 26.2% of homeowners that are single person. This population may be in need of housing assistance, especially if rental prices continue to rise. Elderly residents who live alone are of particular concern in Burlington as well. According to ACS 2013-2017 estimates, there are 3,144 residents over the age of 65 living alone in Burlington, which is nearly half of all households with an elderly person.

**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.**

Based on the latest available Affirmatively Furthering Fair Housing (AFFH) HUD data, 28.8 percent of participants in the Housing Choice Voucher (HCV) program are persons with a disability. Such a figure is slightly higher than the regional HCV program, which reports that about 25.8 percent of its participants have a disability.

According to the 2018 Continuum of Care and Point in Time count data, about 30 victims of domestic violence received housing assistance in the Greensboro area during the reporting period. The majority (17) were seeking emergency shelter. There was no readily available data on cases involving dating violence, sexual assault, and stalking.

<b>Table B: Disability by Publicly Supported Housing Program Category</b>		
<b>(Greensboro, NC CDBG, ESG) Jurisdiction</b>	<b>Person with a Disability</b>	
	<b>Number</b>	<b>Percentage</b>
Public Housing	143	12.1%
Project-Based Section 8	122	13.4%
Other Multifamily	18	10.7%
HCV Program	1,144	28.8%
<b>(Greensboro-High Point, NC) Region</b>		
Public Housing	392	17.1%
Project-Based Section 8	296	18.9%
Other Multifamily	33	11.7%
HCV Program	1,700	25.8%
Source: Affirmatively Furthering Fair Housing Mapping Tool - Table 15, Version AFFHT004, released 2017		
Note 1: The definition of "disability" used by the Census Bureau may not be comparable to reporting requirements under HUD programs.		
Note 2: Data Sources: ACS		
<a href="http://www.hudexchange.info/resource/4848/affh-data-documentation">Note 3: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).</a>		

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

Based on the 2011-2015 CHAS data for the City of Greensboro, cost burden at 30 percent or greater and 50 percent or greater of household income continues to be the most common housing problem in the Greater Greensboro area, particularly for renters and elderly households.

Overcrowding is the second most common housing problem in the Greater Greensboro area, particularly for single family household renters. Though not as prominent, multiple family, unrelated households with moderate income are also experiencing higher levels of overcrowding in the area, which may point to a general lack of adequate housing units or types to accommodate these households in the city.

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

A larger number of renter households experience cost burden and severe cost burden than owner households. While renter households are more likely to experience cost burden on the whole, the elderly population in both renter and owner households are experiencing similar rates of cost burden and severe cost burden across all income levels.

The most impacted households are those households with less readily available income. As such, households with less income have fewer options for adequate affordable housing and often have fewer resources to put towards education or skill training that could eventually lead to increased income. Both renter and owner households earning less than 80 percent AMI are impacted by a lack of affordable housing in Greensboro. However, there are two types of households that are most vulnerable to housing problems:

1. Those households living on a fixed income in an increasingly expensive housing market. These are often households living on Social Security or Disability Insurance. Because housing is a required cost each month, these households are at great risk to forego other necessities such as healthcare or groceries in order to keep stable housing.
2. Those households with active income that earn 30-80 percent AMI. These households are often comprised of earners that are working part-time or low-wage/low-skill full-time positions to make ends meet. As the job market changes over time in both desired skills and geographic location, these households are exposed to these market changes and not necessarily equipped to adapt.

**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**

As previously described, low-income individual and families with children, particularly with an active income, face the most imminent risk of either residing in shelters or becoming unsheltered for unexpected periods of time due to market conditions or financial challenges. Without an appropriate safety net, an unexpected change in employment or a financial emergency may push those families into economic straits that could lead to homelessness.

For families and individuals receiving rapid rehousing assistance and nearing the termination of such assistance, the need for affordable rental housing and stable employment continue beyond the re-housing assistance provided. While families and individuals nearing termination of assistance are connected with resources by the local CoC entity to identify affordable housing options available to them, those options may have wait lists or other hurdles that make the transition difficult. Since rapid rehousing projects may determine their own desired maximum timeframes, there is no readily available data estimating the number of individuals nearing the termination of rapid rehousing assistance at the moment in Greensboro.

**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:**

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

According to the 2019 Guilford County Point-In-Time Count, the top five situations that caused an individual to become precariously housed were:

1. Unemployment,
2. Unable to find affordable housing,
3. Evicted/Unable to pay rent,
4. Divorce/Family break up, and
5. Substance/Alcohol abuse/Disability.

These causes of homelessness point to problems with complex solutions that take prolonged periods of time to address. The top three reasons are rooted in local market dynamics, which are impacted by national and regional trends and informed by historic social and economic divisions.

According to a Greensboro service provider, approximately 900 people per night are sleeping in homeless shelters, under bridges, in the woods or in cars in Greensboro. Housing first principles and rapid rehousing will continue to play a large role in creating the support infrastructure needed for individuals and families that are precariously housed, lack economic stability, or experience a major life event.



## 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

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten (10) percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. When the ten-percentage point threshold is reached, that number is **bolded**. The four housing problems are:

1. Housing unit lacks complete kitchen facilities (a complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator)
2. Housing unit lacks complete plumbing facilities (Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower)
3. More than one person per room (overcrowded)
4. Household is cost burdened (between 30-50% of income is devoted to housing costs)

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.

### 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
Jurisdiction as a whole	17,343	2,535	3,104
White	6,848	1,136	1,300
Black / African American	8,333	1,187	1,484
Asian	365	34	114
American Indian, Alaska Native	78	25	4
Pacific Islander	20	0	15
Hispanic	1,228	97	174

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 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
Jurisdiction as a whole	17,199	5,915	0
White	7,549	3,513	0
Black / African American	6,963	1,792	0
Asian	458	85	0
American Indian, Alaska Native	53	60	0
Pacific Islander	0	0	0
Hispanic	1,815	383	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 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
Jurisdiction as a whole	17,539	17,065	0
White	7,859	9,190	0
Black / African American	7,279	5,519	0
Asian	434	405	0
American Indian, Alaska Native	58	73	0
Pacific Islander	35	0	0
Hispanic	1,413	1,559	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 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
Jurisdiction as a whole	5,083	14,294	0
White	2,660	8,674	0
Black / African American	1,817	4,293	0
Asian	<b>220</b>	350	0
American Indian, Alaska Native	0	23	0
Pacific Islander	0	0	0
Hispanic	293	887	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 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%

### Discussion

As noted from the tables above, the following racial/ethnic households experienced one or more housing problem disproportionately for renters and owners combined:

- Asian population: 30-50% AMI and 80-100% AMI
- Pacific Islander population: 50-80% AMI

Overall, housing problems are disproportionately high for extremely low income (or 30% or less AMI) households with a share of 75 percent for the jurisdiction as a whole. Similar ranges are experienced among households of different racial/ethnic backgrounds, for example: 82 percent for Hispanic households and 76 percent for Black Households as demonstrated in Table 13.

While overall, Hispanic and Black populations are experiencing the highest shares of housing problems, disproportionate levels are more likely to be experienced by Asian and Pacific Islander populations in the city.

## 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

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten (10) percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four severe housing problems outlined by HUD guidelines. When the ten-percentage point threshold is reached, that number is **bolded**. Severe Housing Problems is defined as the percentage of households with at least one or more of the following housing problems:

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is severely overcrowded; and
4. Household is severely cost burdened.

For the tables below, when a race/ethnicity's share of housing problems is more than ten percentage points above the jurisdiction ratio, that race/ethnicity is found to have a disproportionate housing need.

Lastly, 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.

### 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
Jurisdiction as a whole	15,197	4,683	3,104
White	6,132	1,861	1,300
Black / African American	7,218	2,299	1,484
Asian	320	79	114
American Indian, Alaska Native	78	25	4
Pacific Islander	0	20	15
Hispanic	998	327	174

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 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
Jurisdiction as a whole	8,680	14,415	0
White	3,921	7,154	0
Black / African American	3,567	5,181	0
Asian	189	349	0
American Indian, Alaska Native	49	64	0
Pacific Islander	0	0	0
Hispanic	745	1,453	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 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	4,896	29,690	0
White	2,141	14,890	0
Black / African American	1,698	11,094	0
Asian	<b>229</b>	620	0
American Indian, Alaska Native	4	127	0
Pacific Islander	0	35	0
Hispanic	639	2,330	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 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	1,268	18,134	0
White	673	10,678	0
Black / African American	323	5,792	0
Asian	70	500	0
American Indian, Alaska Native	0	23	0
Pacific Islander	0	0	0
Hispanic	178	1,002	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 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%

**Discussion**

Asian households are more likely to experience a disproportional share of severe housing problems in the City of Greensboro, particularly for households with an income between 50 percent to 80 percent of AMI. While households in the jurisdiction as a whole with an income between 50 percent to 80 percent of AMI have a 14 percent likelihood to experience a severe housing problem, the rate for Asian households is nearly double that at 27 percent.

Other households experiencing high rates of severe housing problems, though not at disproportional rates, include:

- American Indian, Alaska Native: 0-30% AMI and 30-50% AMI
- Hispanic: 0-30% AMI, 50-80% AMI, and 80-100% AMI
- Black: 30-50% AMI

## 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

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten (10) percentage points above the need demonstrated for the total households within the jurisdiction at a specific income level. The tables and analyses below identify the number and share of households by race/ethnicity and income level experiencing housing cost burdens as outlined by HUD guidelines. When the ten-percentage point threshold is reached, that number is **bolded**. The tables below indicate the share of households by race/ethnicity experiencing cost burden (paying 30-50% of household income towards housing costs) and severe cost burden (paying more than 50 percent of household income towards housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost-burdened and severely cost-burdened households from each race/ethnicity and comparing that figure to the share of all Greensboro households. (Share of Race/Ethnicity = number of households for that race/ethnicity with cost burden, divided by total number of households for that race/ethnicity.)

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	128,078	33,675	26,903	3,237
White	84,660	16,081	12,543	1,340
Black / African American	32,199	13,269	11,572	1,544
Asian	2,761	854	504	114
American Indian, Alaska Native	445	127	173	4
Pacific Islander	0	59	0	15
Hispanic	6,622	2,632	1,319	224

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2011-2015 CHAS  
Source:

Race/Ethnicity	<=30%	30-50%	>50%
Jurisdiction as a whole	67%	18%	<b>14%</b>
White	74%	14%	11%
Black / African American	55%	23%	20%
Asian	65%	20%	12%
American Indian, Alaska Native	59%	17%	23%
Pacific Islander	0%	<b>80%</b>	0%
Hispanic	61%	24%	12%

**Table 22 – Disproportionate Need: Housing Cost Burdens AMI**

Data 2011-2015 CHAS  
Source:

## Discussion

As noted from the tables above, the following racial/ethnic households experience cost burden or severe cost burden more than ten (10) percentage points above the rate of the state as a whole:

- Pacific Islander

While not technically experiencing a disproportional need, Black, Hispanic, and American Indian, Alaska Native Households are at the cusp of experiencing disproportional severe housing cost burden. Such rates will be monitored in the next five years to evaluate the disproportional housing needs of such households.



## **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?**

This section describes the population categories with disproportionate needs, based on the analysis in NA-15, NA-20, and NA-25. Disproportionate need occurs when a population category has a rate of housing problems that is at least 10 percentage points higher than the jurisdiction overall or predominant population category.

Disproportionate need for housing problems occurs for:

- Asian population: 30-50% AMI and 80-100% AMI
- Pacific Islander population: 50-80% AMI

Disproportionate need in severe housing problems occurs for:

- Asian population: 50-80% AMI

Disproportionate need in severe housing cost burden occurs for:

- Pacific Islander population at all income levels

In general, the lower population numbers of Asian and Pacific Islander households in the jurisdiction influence the higher disproportionate rates for the groups. Moreover, in the case of Asian households, factors such as recent immigration trends, social networks, and cultural norms may also affect the availability of housing and the disproportionate effects of housing problems outside of cost burden, such as overcrowding.

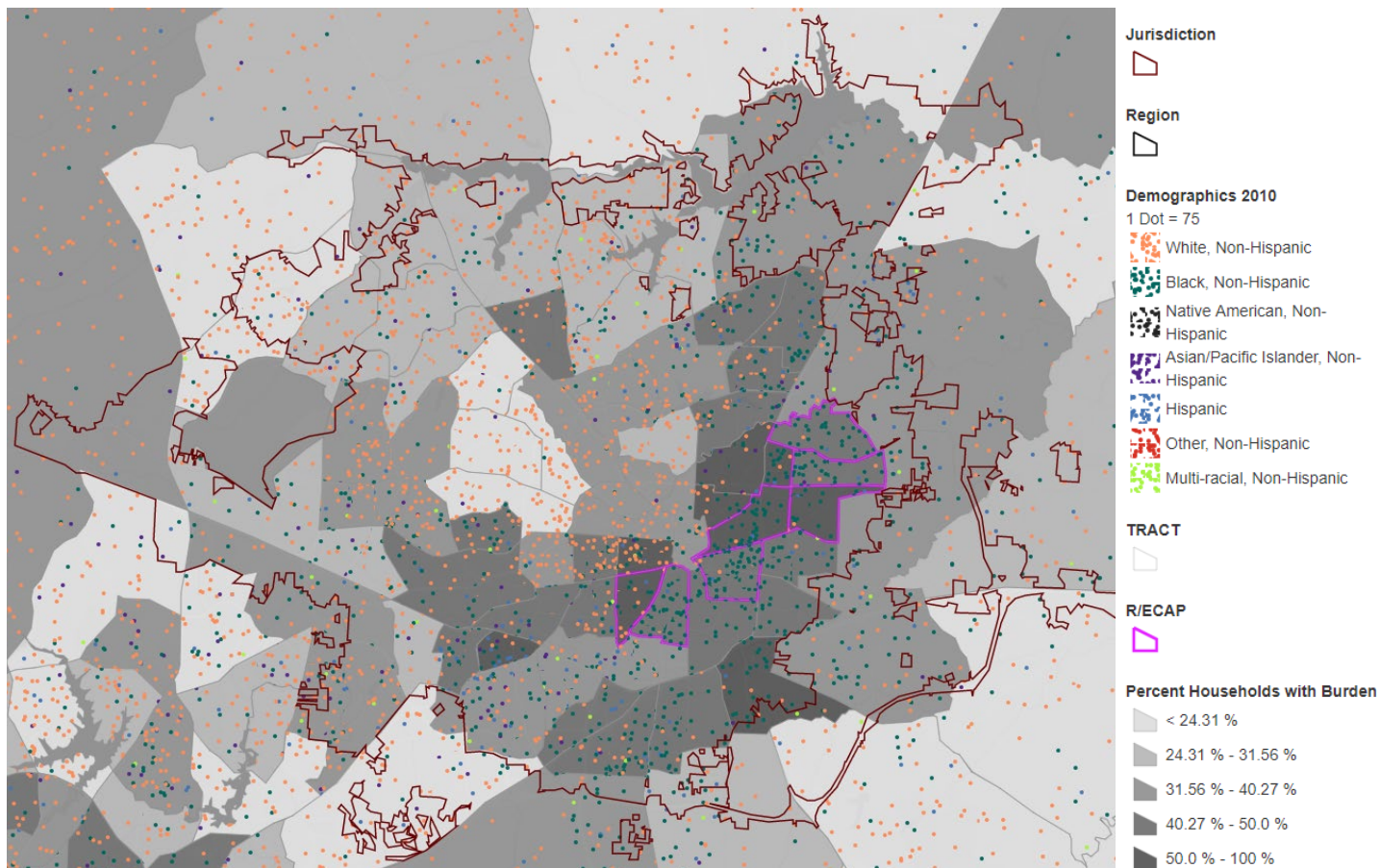
### **If they have needs not identified above, what are those needs?**

Housing problems and severe housing problems are identified as needs above. The tables in NA-10 show that housing problems within Greensboro are predominately cost burdened and severely cost burdened. This is indicative of a need for more affordable housing for all income categories and programming to support those families both with income and without income.

Overcrowding and cost burden tend to be interconnected housing problems. A household may choose to rent or purchase a house that is affordable, even if it creates an overcrowding situation. Additionally, existing affordable housing stock may not meet the needs of larger low-income households.

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

Greensboro continues to experience levels of segregation between White and non-White households, rooted in historic practices and social norms. Racially segregated areas are likely to have a higher percentage of housing problems in the area, particularly housing cost burden. However, although Asian and Pacific Islanders are experiencing disproportionate housing needs, this population does not appear to be concentrated in one particular neighborhood or area of the city. As demonstrated in the following map.



Data source: HUD-Provided AFFHT Map on Housing Problems

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

The Totals in Use figures provided by HUD in Table 22 show the Vouchers and Public Housing administered by the Greensboro Housing Authority (GHA). According to HUD reports on Public Housing Authorities (PHAs), there are 2,843 Public Housing units administered by the GHA. The City of Greensboro currently has 4,053 households receiving or requesting a Section 8 Tenant Based Rental Assistance Voucher (Housing Choice).

### 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	2,843	4,053	1	3,390	47	74	475

**Table 22 - 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	19	1	0	0	0	1	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	501	696	0	611	4	1
# of Disabled Families	0	0	349	1,618	1	1,159	32	7
# of Families requesting accessibility features	0	0	2,843	4,053	1	3,390	47	74
# 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 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	312	627	0	527	15	25	56
Black/African American	0	0	2,512	3,398	1	2,840	32	49	414
Asian	0	0	13	14	0	12	0	0	2
American Indian/Alaska Native	0	0	4	8	0	6	0	0	2

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	2	6	0	5	0	0	1
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 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	102	129	0	88	12	7	21
Not Hispanic	0	0	2,741	3,924	1	3,302	35	67	454

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

**Table 25 – 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:**

Tenants and applicants for public housing in Greensboro can rent/own housing of their choice in communities of their choice and it is permanent, long term, and affordable. Families typically pay between 30 percent and 40 percent of their adjusted annual income towards housing costs. Vouchers can be used for rental assistance in tenant-based and project-based programs and for homeownership assistance.

The program and selection process function in the following way:

- Families must apply to the waiting list
- GHA selects from the waiting list and determines eligibility
- GHA issues a housing choice voucher and the family searches for housing
- Housing Quality Standards (HQS) inspection is conducted
- GHA determines whether the rent to the landlord is reasonable
- Landlord lease and Housing Assistance Payments (HAP) contract executed
- Housing Authority Role

Families are also given a listing of available assisted housing in the jurisdiction or may access the information at [socialserve.com](http://socialserve.com). When the family finds a unit that the owner is willing to lease under the program, the family will submit the HUD-required tenancy addendum, the completed Request for Tenancy Approval (RFTA) form and an unsigned landlord lease. GHA will process the form to determine if the unit selected is affordable and contact the property owner to schedule a Home Quality Standards inspection.

Based on information provided by the GHA, the general needs of tenants and applicants include:

- A greater supply of available units
- A greater supply of 3 to 4-bedroom units for families
- Greater variety in the selection of possible locations for available housing

**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?**

The selection process and waiting lists are announced via a public notice in local newspapers and in available minority media channels. All applicant files in the waiting list are retained for three years, while annual updates are made to ensure the pool applicants represents interested families. Finally, the

waiting list is maintained in alphabetical order, preference, date and time of application. Per HUD regulations, the waiting list is not maintained by bedroom size.

Admission preferences from the waiting list are consistent with all applicable federal nondiscrimination and civil rights statutes and requirements. The Greensboro Housing Authority selects families based on local housing needs and priorities. Applicants who reside or work in GHA's jurisdiction receive priority in placement and selection from the waiting list.

Based on available information, the needs of families on the waiting list are similar to other applicants:

- A greater supply of available units
- A greater supply of 3 to 4-bedroom units for families
- Greater variety in the selection of possible locations for available housing

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

Given the high demand for affordable housing options in the city and the high rate of evictions, which makes it harder for families to secure permanent housing, the housing needs of residents and families of public housing and Section 8 tenant-based rental assistance programs are similar to the needs of the community-at-large.

## **NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)**

### **Introduction:**

Homelessness needs are informed by the 2019 Guilford County Point-In-Time Homeless counts, conducted in Guilford County and Greensboro. The count provides a snapshot of homeless persons and does not always provide an accurate representation of the homeless population in a community. Additionally, the definition of homelessness used for Point-In-Time Homeless counts do not capture those on the verge of homelessness or staying with friends or family. The true number of homeless persons in Guilford County could be significantly more than the numbers presented here, and the actual need for homeless housing facilities and/or services is likely much greater than this data would suggest.

The total number of homeless persons counted in Guilford County in 2019 (586) continues to decrease from the 2010 number (1,064). This decrease has occurred incrementally over the past four years. The number of homeless families with dependent children decreased from 111 in 2010 to 40 in 2019. The number of chronically homeless individuals also decreased from 131 in 2010 to 44 in 2019.

It is worth noting that in 2015, HUD issued a final rule establishing a definition of “chronically homeless,” which in part established a timeframe of 12 continuous or accumulative months within three years to be considered chronically homeless. Such change has had a noticeable effect in the decreases in the chronically homeless population outlined in this section. For example, in 2014, the year before the change in the definition was made, there were 143 chronically homeless individuals in the jurisdiction. This number dropped to 36 in 2016, the year after the change took effect, thus highlighting the significant impact the new definition had in identifying persons chronically homeless in the jurisdiction.

The City of Burlington maintains an agreement with the Allied Churches of Alamance County (ACAC) to address homelessness with CDBG activities. ACAC works with the NC Balance of State Continuum of Care to apply for HUD Emergency Solutions Grant (ESG) funds, develop performance standards, and evaluate outcomes. The data from the Balance of State CoC 2019 Point-In-Time Count is found in the attached City of Burlington 2020-2024 Consolidated Plan.



<b>Experiencing Homelessness</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007 Baseline Year</b>
Total Number	586	657	573	721	662	897	949	1,005	1,024	1,064	1,052	981	1,182
Sheltered	525	545	469	637	548	798	781	850	900	928	922	873	980
Unsheltered	61	112	104	84	114	99	168	155	124	136	130	108	202
<b>Demographics</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007 Baseline Year</b>
Male	413	435	337	409	376	488	502	550	559	571	567	557	541
Female	173	222	142	183	142	235	246	254	278	291	270	243	454
<b>Sub Populations</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007 Baseline Year</b>
Young Adults 18-24	25	43	27	54	52	81	104	Data not available	Data not available	Data not available	Data not available	Data not available	Data not available
Children 17 & younger (in families and unaccompanied)	93	134	94	129	144	174	201	191	164	202	215	181	187
Unaccompanied Youth 17 and younger	21	17	24	15	10	4	10	10	23	9	11	11	78
Chronic Homelessness (Individuals)	44	36	21	36**	75	107	143	81	107	131	112	101	212
Chronic Homelessness (Families)	1	None	1	1	1	1	3	Data not available	3	*	*	*	*
Domestic Violence Victims	24	30	66	89	79	109	65	85	68	101	77	58	78
Families with Children (# of households)	40	53	47	56	48	85	94	100	91	111	99	5	101
Total Number of Veterans	56	56	60	66	81	98	78	104	81	121	102	105	

Veterans - Emergency Shelter	19	14	21	31	28	52	33	Data not available	Data not available	Data not available	Data not available	Data not available	Data not available
Veterans - Transitional Housing/ Grant Per Diem	34	37	33	33	44	33	28	Data not available	Data not available	Data not available	Data not available	Data not available	Data not available
Veterans - Unsheltered	3	5	6	2	9	6	17	17	21	20	14	26	18
Persons living with HIV/AIDS	2	7	5	7	7	15	6	19	12	22	23	22	12

\*Information was not collected on the number of families experiencing chronic homelessness, (in 2011, HUD changed the definition of Chronic Homelessness to include families)  
\*\* HUD altered the definition of Chronic Homelessness in January 2016 to increase the total time required for multiple episodes of homelessness to equal 12 months.

**Data Source:** Partners Ending Homelessness; PIC (PIH Information Center)

**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 following data are estimates which are grounded in the 2019 Guilford County Point-In-Time count and information provided by various partner agencies.

## Homeless Needs Assessment

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
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	61	525	1,000	600	500	110
Persons in Households with Only Children	5	50	40	60	55	90
Persons in Households with Only Adults	200	300	600	300	350	120
Chronically Homeless Individuals	60	60	44	40	40	120
Chronically Homeless Families	2	10	1	5	5	90
Veterans	10	50	56	45	45	120
Unaccompanied Child	1	20	21	25	20	120
Persons with HIV	2	5	2	10	10	120

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

The Guilford County Point-In-Time Count data does not distinguish rural homeless. Rural homeless persons could be reflected in the one data set.

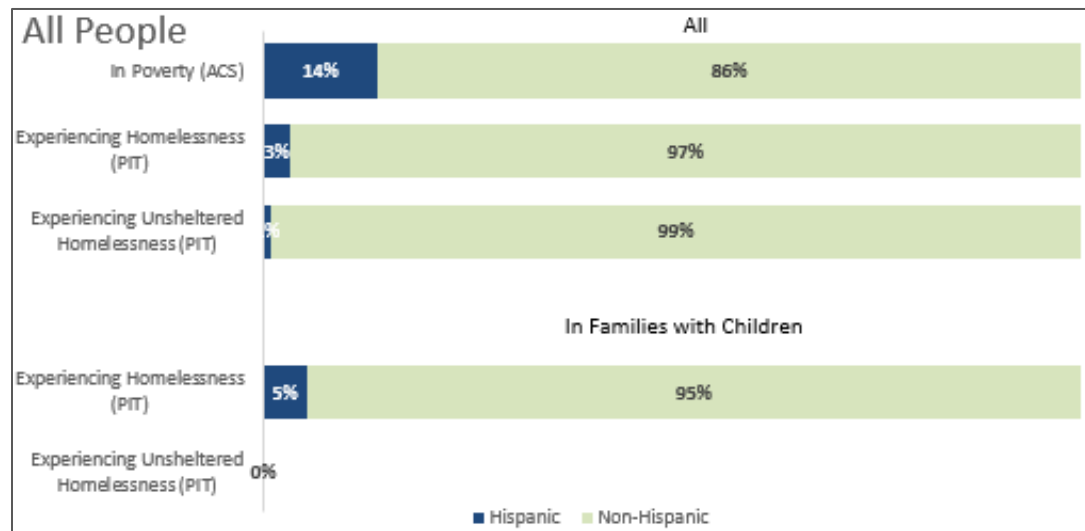
### **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

As indicated in the table above displaying 2019 Guilford County PIT Count data, there was only one chronically homeless family with children reported during the year. In total there were 40 families with children reported in the PIT count for 2019. In general, families that are not chronically homeless are more likely to be sheltered. Meanwhile, of all veterans identified in the PIT Count, only about 5 percent (3) were unsheltered.

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

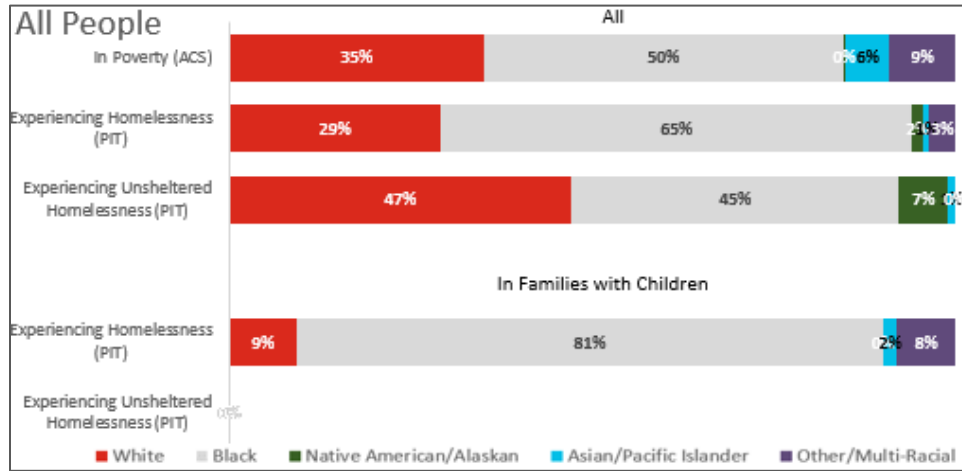
Based on the analysis provided by HUD’s CoC Racial Equity Analysis Tool, about 81 percent of families with children experiencing homelessness are Black, while only nine percent are White. At the individual level, rates for unsheltered homelessness for White and Black are similar, though a higher proportion of Whites in poverty are experiencing unsheltered homelessness. Overall, Black individuals in poverty experience higher proportions of sheltered homelessness.

**Figure 9: Distribution of Homelessness by Ethnicity**



**Data Source:** HUD CoC Racial Equity Analysis Tool, 2017 PIT Counts

**Figure 10: Distribution of Homelessness by Race**



Data Source: HUD CoC Racial Equity Analysis Tool, 2017 PIT Counts

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

Based on the information provided through HUD's CoC Racial Equity Analysis tool, about 47 percent of the unsheltered homeless population in the area is White, while 45 percent is Black. Moreover, of the cases reported for unsheltered veterans, the majority of those cases were for Black veterans. While such analysis reflects the trends of 2017, based on the estimates from 2019, such trends appear to be consistent with the information provided by the Greensboro Housing Authority.

## NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

### Introduction

Since December 2011, the City of Greensboro has contracted with Central Carolina Health Network (CCHN) for administrative services for persons living with HIV/AIDS under the HOPWA program. The city intends to utilize Central Carolina Health Network as a unique provider in the project sponsor role for the HOPWA funds for the feasible future.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	0
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	1,658
Area Prevalence (PLWH per population)	860
Number of new HIV cases reported last year	0

**Table 27 – HOPWA Data**

**Data Source:** CDC HIV Surveillance

### HIV Housing Need (HOPWA Grantees Only)

<b>Type of HOPWA Assistance</b>	<b>Estimates of Unmet Need</b>
Tenant based rental assistance	70
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

**Table 28 – HIV Housing Need**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

Overall, there were 70 individuals who were provided with tenant-based rental assistance based on the information submitted in the HOPWA Performance Profile for 2017-2018. In addition, the percentage of HOPWA-eligible individuals for the city is 87.1 percent Black and 12.9 percent White. Moreover, 51

percent of those individuals are male, 44 percent female, and 4 percent transgender. Lastly, about 45 percent of HOPWA-eligible individuals were between the ages of 31 and 50.

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

Throughout the Greensboro region, housing is often identified as one of the primary unmet needs for HOPWA eligible individuals. While there is, in general, a lack of safe, affordable housing, it significantly impacts this group because of the correlation between housing and the ability to enter into, and remain, connected with healthcare including HIV specialty care. Challenges faced include little to no income, poor credit histories, criminal backgrounds that leave them unable to access other housing programs (such as the Choice Housing Voucher program), and stigma/discrimination due to their HIV status/gender/sexual orientation. The needs vary from patient to patient. Those who are experiencing homelessness or in unstable housing situations usually seek ongoing rental/utility assistance (i.e. housing vouchers or public housing). Those who are housed but struggling to afford their current living situation may need a voucher, but often times are able to maintain their housing. These populations require assistance in finding more affordable housing and/or occasional financial assistance with rent or utilities.

If patients are already connected with either a CCHN funded Medical Case Manager or Bridge Counselor, these staff will do a comprehensive assessment to determine patient needs related to housing, healthcare, transportation, etc. From there, they are often referred to CCHN's Housing Coordinator who screens patients to determine eligibility for HOPWA-funded services such as Tenant Based Rental Assistance (TBRA), as well as other programs such as public housing, shelter plus care, and targeted units. If a patient contacts the CCHN office requesting housing information or assistance, they are usually transferred directly to the Housing Coordinator with referrals for care management assistance (case management/bridge counseling) made as appropriate. The majority of housing clients are currently receiving Case Management through a local agency before coming to CCHN for housing assistance. There are referrals for local Special Need Facilities that are Substance and Alcohol abuse transitional housing in the area as well, such as Servant House. This supportive housing is temporary and provides resources for clients to transition to self-sufficiency.

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

In 2017, a total of 1,883 cases of HIV/AIDS were reported as living in Guilford County, which is a decrease from the 2,111 cases reported in 2013. The rate of people with HIV as a percentage of the population (0.46%) is one of the highest rates of nearby counties. Based on the 2014-2016 average rates of newly diagnosed HIV cases, Guilford County had the sixth highest rate in the state.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

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

Community Development Block Grant funds can be used to fund the construction, rehabilitation, or installation of public facilities owned by a unit of local government or non-profits and open to the general public. Traditionally, Greensboro has focused its use of CDBG funds to support the construction, rehabilitation or installation of public facilities in neighborhoods and target areas undergoing comprehensive redevelopment. In the 2020-2024 time horizon, the City anticipates using CDBG funds to support the construction of public utility and sidewalk improvements in redevelopment areas across the city.

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

Needs for public facilities are guided by adopted Redevelopment Plans, which identify proposed public facilities.

### **Describe the jurisdiction's need for 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. In the 2020-2024 time horizon, the City anticipates using CDBG funds to support further construction of the South Elm redevelopment area.

Private development anticipated for the 3-acre west block of the South Elm project area has been postponed in order to allow for development on the east block. The Master Developer anticipates the east block will be developed with 200± apartments, a parking structure to serve the project and surrounding areas of development, a 6000-9000 square foot public square, and commercial/retail space. Twenty percent of the apartments will be made affordable to households at or below 80 percent AMI. To support such redevelopment, the City has committed investments to infrastructure and streetscape improvements. Construction is expected to start in 2020 and be completed within the next three years.

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

The needs for public improvements are guided by adopted Redevelopment Plans.

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

The City of Greensboro owns and maintains nearly 11,000 acres of facilities including administrative and maintenance buildings, cemeteries, fire stations, libraries, a landfill, parks, recreation centers, and water reservoirs. Since 2000, the city has added over 400 acres of land to maintain. Moreover, from an infrastructure perspective, Greensboro maintains physical systems and structures such as water, public streets, solid waste disposal management, and owns and operates multiple public facilities.

Maintaining adequate levels of performance and resident satisfaction for such services will remain a key priority for the city for the next five years, particularly as it continues to incentivize redevelopment in certain areas of the city and meet the needs and expectations of newly annexed areas.

**How were these needs determined?**

The extent and level of public service needs, such homelessness prevention, in the City are based on the Comprehensive Plan and guidance provided by city departments and local stakeholders. Moreover, progress on projects and needs are evaluated on a yearly basis.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

In comparison to other communities in the region and housing costs over time, housing continues to be affordable for many residents in the Greater Greensboro area. The median values of an owner-occupied unit in Greensboro increased 4 percent from \$146,500 in 2010 to \$152,300 in 2017. Meanwhile, during the same period housing prices increased 38 percent nationally.<sup>4</sup> Additionally, between 2010 and 2017 the median gross rent in Greensboro increased 13 percent, going from \$601 to \$678. In comparison, gross median rent in Greensboro is significantly less than the national median of \$997.<sup>5</sup>

Despite such modest changes in home values and rents, housing affordability and housing cost burden remain critical issues for this gateway city and in particular, already vulnerable areas.<sup>6</sup> Since 2010, the population of Greensboro has grown over 8 percent. While this figure is not as dramatic as other communities in the region, increased demand may have an impact on the housing affordability of neighborhoods nearest new and existing hubs of employment, as newcomers buy or renovate the existing housing stock. Areas near Friendly Center and East Greensboro for example, are already expecting some of those pressures and other high opportunity areas of the city are likely to experience similar trends.

On the other hand, wages remain low compared to living wage calculations (a living wage is the hourly rate that an individual must earn to support their family).<sup>7</sup> A single adult needs to earn \$11.59 per hour in a full-time position to support themselves in Guilford County, this rate is \$23.63 or just over \$49,000 annually for a single adult with a child. However, with the minimum wage set at \$7.25 per hour, housing affordability will continue to be challenge for vulnerable populations.

With such developments in mind and the potential for the city to continue to grow as a regional hub, ensuring that affordable housing options remain viable for existing residents should be Greensboro's priority for its long-term vision. Greater affordable housing options and expanded employment opportunities would support cost burdened households to forestall any potential damage of local economic pressures in the short and long term and allow the city to expand without leaving its current residents behind.

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<sup>4</sup> United States Home Prices and Values - United States Market Overview. *Zillow*. Retrieved from <https://www.zillow.com/home-values/>

<sup>5</sup> Apartment List National Rent Report – Median Rent Estimates. *Apartment List*. Retrieved from <https://www.apartmentlist.com/rentonomics/national-rent-data/>

<sup>6</sup> Definition - Gateway cities are midsize urban centers that anchor regional economies around the state. *Massachusetts Institute for a New Commonwealth*. Retrieved from <https://massinc.org/our-work/policy-center/gateway-cities/about-the-gateway-cities/>

<sup>7</sup> Living Wage Calculator *Massachusetts Institute of Technology*. Retrieved from <http://livingwage.mit.edu/counties/37081>

## Housing Market Analysis Summary

### Summary

The following is a brief overview of each section of the market analysis results. More details are included within each corresponding section. The data in this section was updated to include the most accurate ACS data for Greensboro only. The Consortium members (City of Burlington, Alamance County, and Guilford County) experience similar housing conditions to those in Greensboro, thus requiring similar investments in homeowner rehabilitation programs, new construction, and acquisition. The final City of Burlington 2020-2024 Consolidated Plan is attached for more detailed data and information on the Greater Greensboro Consortium area.

#### *MA -10 Number of Housing Units*

- Greensboro currently has 129,162 housing units. Single family homes account for approximately 54 percent of Greensboro's housing stock while 20 or more-unit structures make up nearly 8 percent.
- Mobile homes, boats, RVs, and similar units make up less than 2 percent of the housing stock.

#### *MA - 15 Cost of Housing*

- The median value of an owner-occupied unit in 2017 was \$152,300 which is a 4 percent increase from 2010 when the median values were \$146,500. Meanwhile, the median gross rent in 2017 was \$678, which is a 13 percent increase from 2010 when the median gross rent was \$601.

#### *MA - 20 Condition of Housing*

- Forty-five percent of owner-occupied units and 48 percent of renter-occupied units were built before 1980 giving way to risk for lead-based paint issues. 14 percent of owner-occupied and 13 percent of renter-occupied housing units built before 1980 have a child present within the home.

#### *MA - 25 Public and Assisted Housing*

- The Greensboro Housing Authority (GHA) operates 2,000 public housing units. GHA's housing portfolio consists of 20 properties built between the 1950s through the 1990s and has a five-year Capital Improvement Plan for housing unit restoration and revitalization.

#### *MA-30 Homeless Facilities*

- The total number of homeless persons (sheltered and unsheltered) counted in Guilford County in 2019 (586) has decreased from the 2015 number (662). The number of homeless families with

children decreased from 48 to 40, and the number of individual chronic homelessness decreased from 75 to 44. Of Guilford County's homeless total, 56 veterans, and 21 unaccompanied youth reside in Greensboro.

#### *MA-35 Special Needs Facilities*

- Individuals newly diagnosed with HIV, those new to the service area or those who have been out of care are offered assistance from Central Carolina Health Network (CCHN)'s Bridge Counselors. Staff serve as crisis case managers to work with patients for an average of three months to get them connected to care and other needed services.

#### *MA-40 Barriers to Affordable Housing*

- Parcel sizes, state statute restrictions, inclusionary zoning, and deficient infrastructure are examples of governmental constraints that can hinder affordable housing and residential development within the City of Greensboro.

#### *MA-45 Non-Housing Community Development Assets*

- From 2015 to 2017 the unemployment rate dropped from 8.5 percent to 6.5 percent.
- Per American Community Survey (ACS) categories, the Education and Health Care services sector provided the most jobs. There is a need for more skilled workers within several sectors, as well as a strategy for potential losses in manufacturing jobs in the near future.

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

### Introduction

The following sections utilize 2013-2017 ACS five-year estimates to provide the latest data available on Greensboro's housing market. Single-unit detached properties make up 54.2 percent of the local housing stock. Multi-family units of five or more units make up about 31.5 percent of the housing market in the city. Most multi-family units are found within the urbanized downtown core of Greensboro, near universities, and along the city's periphery. Meanwhile, manufactured housing, such as mobile homes and RVs make up only about 1.2 percent of total housing stock. Such housing is often found in economically and environmentally vulnerable areas.

A similar analysis of the number of housing units can be found in the attached City of Burlington Consolidated Plan to support the housing market data for the Greater Greensboro area.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	132,560	62%
1-unit, attached structure	9,783	5%
2-4 units	12,132	6%
5-19 units	35,379	17%
20 or more units	10,008	5%
Mobile Home, boat, RV, van, etc	13,557	6%
<b>Total</b>	<b>213,419</b>	<b>100%</b>

**Table 29A – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

Property Type	Number	%
1-unit detached structure	69,993	54.2%
1-unit, attached structure	7,962	6.2%
2-4 units	2,900	2.2%
5-19 units	31,026	24%
20 or more units	9,490	7.5%
Mobile Home, boat, RV, van, etc.	1,581	1.2%
<b>Total</b>	<b>129,162</b>	<b>100%</b>

**Table 30B – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

Table 31B represents the Greensboro 2011-2015 ACS data.

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	217	0%	2,089	3%
1 bedroom	918	1%	15,349	20%
2 bedrooms	20,383	18%	34,639	46%
3 or more bedrooms	94,582	81%	23,661	31%
<b>Total</b>	<b>116,100</b>	<b>100%</b>	<b>75,738</b>	<b>100%</b>

**Table 31A – Unit Size by Tenure**

Data Source: 2011-2015 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	46	0.1%	2,127	3.7%
1 bedroom	432	0.7%	12,028	21.2%
2 bedrooms	39,371	68.2%	39,943	70.3%
3 or more bedrooms	17,845	30.9%	2,760	4.9%
<b>Total</b>	<b>57,694</b>	<b>100%</b>	<b>56,858</b>	<b>100%</b>

**Table 32B – Unit Size by Tenure**

Data Source: 2011-2015 ACS

Table 32B represents the Greensboro 2011-2015 ACS data.

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

Federal, state and local funds are used to provide housing units for people with low and moderate incomes. From 2015-2019, acquisition, construction, rehabilitation, and rental/homebuyer assistance was provided for 448 renter units and 195 owner units. Funding was also allocated to aid the homeless population by providing emergency shelter, transitional housing and permanent supportive housing assistance.

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

The City of Greensboro does not anticipate losing any affordable housing units from the public housing inventory during this Consolidated Plan period. However, as noted in 2018 report by the Federal Reserve Bank of Atlanta, growing concerns of a diminishing supply of naturally affordable housing in the Southeastern parts of the country is also likely to affect North Carolina and Greensboro. With about 22,000 households earning 30 percent or less of the Area's Median Income, there is a significant number

of vulnerable households in Greensboro that will increasingly have a harder time securing an affordable home without public assistance. Based on 2019 estimates by the National Low Income Housing Coalition, North Carolina has a shortage of about 200,000 rental homes available to households earning 30 percent or below of the Area's Median Income, thus highlight the continued need to meet the housing needs and services of this population within Greensboro.

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

Existing affordable housing stock in Greensboro does not currently meet the needs of very low and extremely low-income households. The Greensboro Housing Authority continues to have a growing waiting list for public housing units, while housing stock remains limited.

Existing housing stock primarily serves larger households, while households continue to become smaller and the population ages, creating a mismatch. Housing primarily consists of single-family detached units (54 percent), with two or more bedrooms, while its single person households approximate 40,000, or 60 percent of households in Greensboro. Additional studio and one-bedroom apartments are needed to adequately meet the needs of the single person household population.

Based on the latest available HUD CHAS data, there are 3,805 households below Area Median Income (AMI) that are considered crowded, the majority of which are rental housing. Single-family households are the largest portions of renter and owner households that experience crowding.

Renters across all incomes face a challenge to find affordable rental units. According to the data in Table 35, only 26% of rental units are affordable to households earning more than 100% HAMFI. Owners making 100% HAMFI or below face similar challenges, with 5 to 14 percent of units being affordable to households in each income bracket. This indicates that affordable housing is out of reach for a wide array of residents in Greensboro.

Persons with a disability in Greensboro comprise 10 percent of the city's population according to 2017 American Community Survey data. Although publicly supported housing programs provide persons with disabilities one type of housing, there continues to be a need. Additionally, fair housing cases involving a disability have risen in the state from 82 in 2010 to 90 in 2016, indicating a greater need for housing that accommodates disabled persons.<sup>8</sup>

As the location of six post-secondary institutions, Greensboro has a significant student population. University of North Carolina at Greensboro (UNCG), which has approximately 22,000 students, and North Carolina Agricultural & Technical (NC A&T) State University have student housing needs. In 2009 UNCG drafted its Strategic Housing Plan 2020, with the purpose of addressing the university's ability to house the student body. NC A&T has been purchasing apartment building complexes near its campus to

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<sup>8</sup> U.S. Department of Housing and Urban Development FHEO Filed Cases



accommodate its student body and has plans to continue that path.<sup>9</sup> Universities purchasing housing within Greensboro have the potential to reduce the amount of available housing for persons and families to rent, as well as raise rental prices, making housing less affordable to vulnerable populations.

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

Available housing units are increasingly becoming unaffordable for Greensboro residents. Affordable housing is an urgent need in the Greater Greensboro area.

Additional studio and one-bedroom apartments are needed to adequately meet the needs of the single person household population. According to the 2013-2017 American Community Survey (ACS) 5-year estimates, 34.3 percent (39,274) of Greensboro households are comprised of a single individual, while 54 percent of housing units are single family detached, with two or more bedrooms. Of these single-person households, 30 percent are single individuals over the age of 65.

Affordable rental housing for those earning up to 80 percent AMI are also needed. A quarter (24.3 percent) of renter households earning between 50 and 80 percent AMI cost burdened in Greensboro.

There is an additional need for affordable senior housing. As of 2017, 31 percent of households that were less than or equal to 100 percent AMI had at least one person 62 years or older.

Affordable housing units that are within proximity to transit are also a need within Greensboro. Both seniors and low to moderate income residents can benefit greatly by living within ¼ mile walking distance of public transit stations by increasing their access to reliable transportation.

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<sup>9</sup> Newsom, J. (2019, April 26). As demand for campus housing grows, N.C. A&T might buy another apartment complex. *News & Record*. Retrieved from [https://www.greensboro.com/news/local\\_news/as-demand-for-campus-housing-grows-n-c-a-t/article\\_4ff56d85-84a8-5b4a-af21-43f8b66d040c.html](https://www.greensboro.com/news/local_news/as-demand-for-campus-housing-grows-n-c-a-t/article_4ff56d85-84a8-5b4a-af21-43f8b66d040c.html)

## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

Although housing costs in Greensboro are still considered affordable by many standards, increases in household income have not kept pace with housing costs and some families are experiencing high levels of housing cost burden.

The following provides a snapshot of Greensboro overall, however each neighborhood has different dynamics. For example, while rents in Greensboro as a whole increased about 13 percent from 2010 to 2017, rent within Census Tract 105, a CDBG-eligible census tract near Friendly Shopping Center, increased by 25 percent.

The City of Burlington MA-15 describes a more detailed review of current home values and rents for a broader understanding of needs in the Greater Greensboro area.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2017	Percent Change
Median Home Value	\$146,500	\$152,300	3.9%
Median Contract Rent	\$601	\$678	12.8%

**Table 33 – Cost of Housing**

Data Source: 2006-2010 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	22,726	30.0%
\$500-999	46,665	61.6%
\$1,000-1,499	4,617	6.1%
\$1,500-1,999	779	1.0%
\$2,000 or more	941	1.2%
<b>Total</b>	<b>75,728</b>	<b>100.0%</b>

**Table 34A - Rent Paid**

Alternate Data Source Name:  
2013-2017 ACS (Most Recent Year)

Rent Paid	Number	Percentage
Less than \$500	4,341	7.8%
\$500-999	37,935	68.6%
\$1,000-1,499	10,607	19.2%
\$1,500-1,999	1,373	2.5%
\$2,000 or more	900	1.6%
<b>Total</b>	<b>55,156</b>	<b>100.0%</b>

**Table 35B - Rent Paid**

Data Source: 2013-2017 ACS

Table 34B represents Greensboro rent paid.

### Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	4,618	No Data
50% HAMFI	17,241	8,361
80% HAMFI	49,521	26,274
100% HAMFI	No Data	39,676
<b>Total</b>	<b>71,380</b>	<b>74,311</b>

**Table 36A – Housing Affordability**

Data Source: 2011-2015 CHAS

### Housing Affordability

<b>% of Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	12,315	3,050
50% HAMFI	9,765	4,570
80% HAMFI	13,525	8,260
100% HAMFI	5,545	6,075
>100%	14,490	36,485
<b>Total</b>	<b>55,640</b>	<b>58,440</b>

**Table 37B – Housing Affordability**

Data Source: 2011-2015 CHAS

Table 35B represents Greensboro 2011-2015 CHAS data.

### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	625	692	806	1,078	1,294
High HOME Rent	625	692	806	1,000	1,096
Low HOME Rent	530	567	681	786	877

**Table 38A – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Monthly Rent

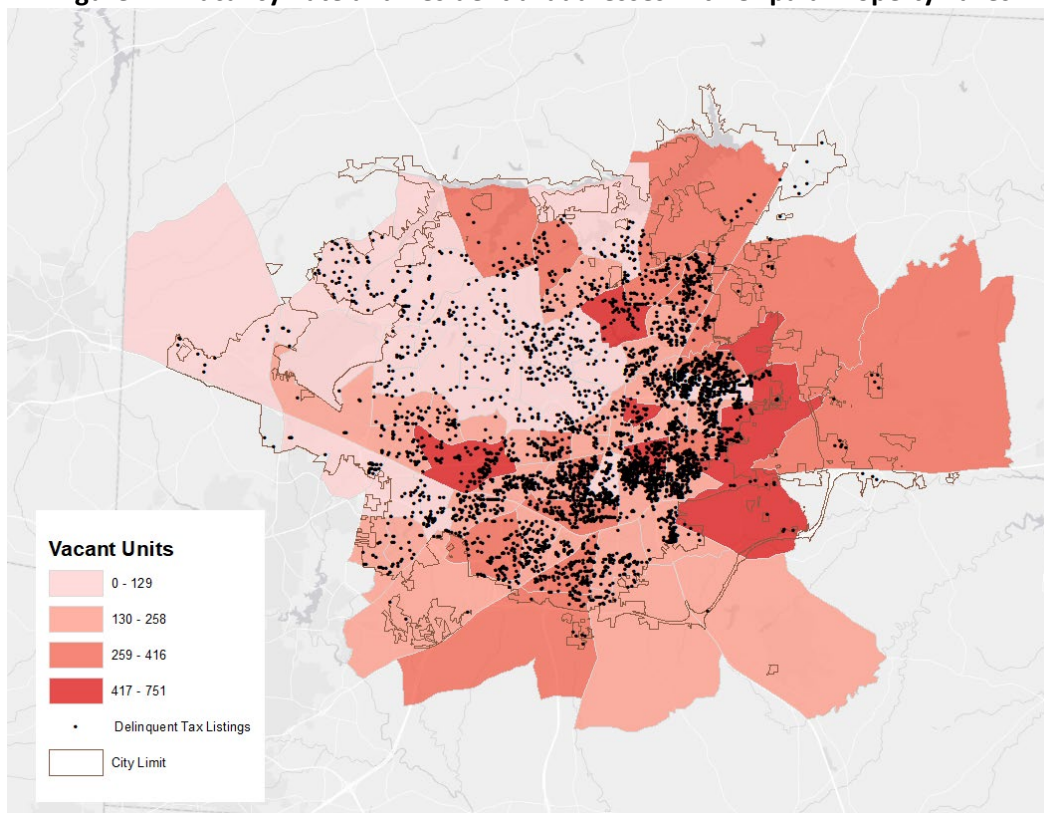
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	612	661	769	1,028	1,201
High HOME Rent	612	661	769	1,002	1,099
Low HOME Rent	537	575	690	797	890

**Table 39B – Monthly Rent**

**Data Source:** HUD 2019 FMR and HOME Rents

Table 36B represents Greensboro HUD 2019 FMR and HOME rents.

**Figure 11: Vacancy Rate and Residential addresses with Unpaid Property Taxes**



**Data Source:** 2013-2017 ACS (Total Vacant Units) Guildford County (Delinquent Tax Listings)

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

Overall, affordable housing is lacking for all income levels in the City of Greensboro, especially renters and low-income households. There is a mismatch between income and affordable units that is demonstrated by the data in Table 35. No more than 26 percent of all units are affordable to any renter in the community. Additionally, no more than 14 percent of units are affordable for households earning less than 100 percent HAMFI.

In Burlington, households earning less than \$25,000 are of particular concern as there are over 2,000 fewer affordable units than households needing those affordable units.

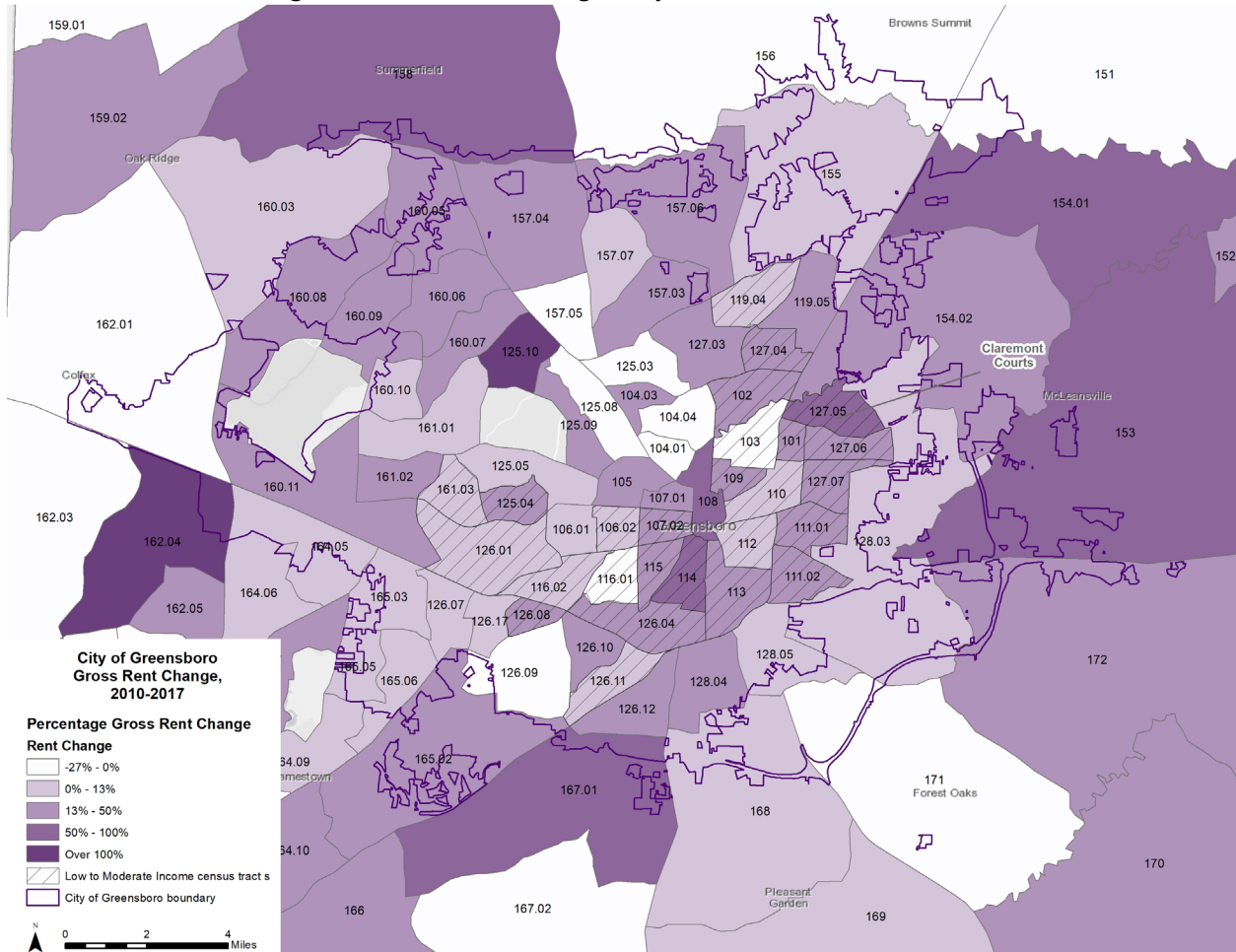
### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Housing affordability is diminishing as housing rents continue to rise unevenly throughout Greensboro. Between 2010 and 2017 median home values rose four percent while median contract rent increased at a much faster rate, at 13 percent. This continued trend of rising median rent costs will make finding affordable housing even more challenging, especially for lower income households residing in already economically vulnerable areas throughout Greensboro. As Figure 12 below shows, rents have risen more sharply for the majority of low- and moderate-income census tracts than the rest of the city. Overall, low- and moderate-income census tracts have seen an average rent increase of 17 percent. Census tracts that have experienced rent increases of at least 23 percent (10 percentage points higher than the city-wide average) are listed in Table C below:

<b>Table C: Census Tracts with Gross Rent Changes at least 10 percent higher than City of Greensboro average rent increase between 2010 and 2017</b>			
<b>Census Tract</b>	<b>Gross Rent</b>		<b>Percentage Change</b>
	<b>2010</b>	<b>2017</b>	
152	724	897	23.9%
144.07	688	859	24.9%
167.01	641	982	53.2%
162.04	652	1,529	134.5%
125.10	735	2,275	209.5%
172	660	878	33.0%
114	343	527	53.6%
127.03	641	815	27.1%
158	489	802	64.0%
108	515	876	70.1%
111.01	526	650	23.6%
127.05	472	761	61.2%
143	502	655	30.5%
144.10	656	827	26.1%
154.01	717	1,331	85.6%
154.02	553	716	29.5%
157.04	732	924	26.2%
157.06	1,073	1,381	28.7%
163.03	779	1,185	52.1%
164.07	809	1,116	37.9%
165.02	677	826	22.0%
153	598	911	52.3%
160.06	769	959	24.7%
161.02	632	774	22.5%
105	642	802	24.9%
166	554	688	24.2%
140	671	834	24.3%
107.02	614	819	33.4%
111.02	780	970	24.4%
127.06	584	736	26.0%
138	377	611	62.1%
119.05	662	826	24.8%
157.03	849	1,038	22.3%

*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates*

**Figure 12: Gross Rent Changes City of Greensboro, 2010-2017**



Source: ACS 2010, ACS 2017, HUD Low-Moderate Census Tracts, City of Greensboro

Note: Census tracts that are not shaded either had no or too few sample observations available to compute an estimate, or a ratio of medians could not be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

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

Based on ACS 2017 data, the median gross rent for the Greensboro-High Point metro area was \$777 (\$813 in Greensboro). This amount was higher than the 2019 Fair Market Rent (FMR) for a two-bedroom unit (\$769) but lower than the FMR for a three-bedroom unit (\$1,028).

According to the same data, the median gross rent in Burlington was \$776. That level is below the Burlington FMR and High HOME rent for a two-bedroom unit (\$812).

Units for larger families with three bedrooms or more are easier to find at the median gross rent, or area median rent. Single-person households and small families struggle to find units at or below the median rent.

## **Discussion**

There is still a significant need for more affordable housing in the Greater Greensboro area that meets to address the affordability gap and reduce the waiting list for public housing and vouchers. While housing costs have been increasing at a moderate rate in comparison to other communities in the region, income for many of the residents have not grown at the same rate. There has been an increase in market-rate multifamily units, which are largely affordable, but not to those with low incomes. More affordable units are needed, in addition to focusing on increasing the number of jobs that provide a living wage.

Moving forward, new affordable housing production should include more housing options with rent that is below the metro area median. Lower rents will then open the market to a wider array of households that are currently struggling to remain housed in units with rents higher than 50 percent of their income.



## **MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)**

### **Introduction**

Safe, affordable housing provides stability for households across all income ranges. Substandard housing impacts not only those who reside in the unit but can also impact the conditions and stability of the surrounding neighborhood.

As shown in the subsequent tables, Greensboro homeowners tend to live in older homes, but renter units are more likely to experience a housing problem. In recent years more homeowners have moved to newer homes. However, the need to rehabilitate the older housing stock, particularly units with a chance of being exposed to lead-paint hazards, remains a critical priority for the city. Rental units experiencing substandard conditions may need to be addressed proportionally to the owner-occupied units.

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

A substandard residential building is defined as any building, including any dwelling unit, guest room, or suite of rooms or the premises on which the same is located, or portion thereof, which do not meet the minimum requirements and conditions as described in Chapter 11 of the Greensboro Minimum Housing Code.[1] Such conditions include:

- Defects therein increasing the hazards of fire, accident, or other calamities;
- Lack of adequate ventilation, light or sanitary facilities;
- Dilapidation;
- Despair;
- Structural defects; and
- Uncleanliness.

“Substandard condition but suitable for rehabilitation” is defined as substandard conditions where rehabilitation activities can affordably bring the dwelling unit into compliance with the Housing Code.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	27,414	24%	33,770	45%
With two selected Conditions	862	1%	1,970	3%
With three selected Conditions	114	0%	115	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	87,745	76%	39,900	53%
<b>Total</b>	<b>116,135</b>	<b>101%</b>	<b>75,755</b>	<b>101%</b>

**Table 40A - Condition of Units**

Data Source: 2011-2015 ACS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,904	22%	26,201	46%
With two selected Conditions	160	0%	1,511	3%
With three selected Conditions	14	0%	26	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	44,616	77%	29,120	51%
<b>Total</b>	<b>114,552</b>	<b>100%</b>	<b>56,858</b>	<b>100%</b>

**Table 41B - Condition of Units**

Data Source: 2011-2015 ACS

Table 37B represents Greensboro 2011-2015 ACS data.

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	23,872	21%	11,907	16%
1980-1999	39,757	34%	27,384	36%
1950-1979	42,404	37%	28,174	37%
Before 1950	10,091	9%	8,268	11%
<b>Total</b>	<b>116,124</b>	<b>101%</b>	<b>75,733</b>	<b>100%</b>

**Table 42 – Year Unit Built**

Data Source: 2011-2015 CHAS

## 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	52,495	45%	36,442	48%
Housing Units build before 1980 with children present	16,805	14%	9,545	13%

**Table 43A – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**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	27,118	47%	24,455	43%
Housing Units built before 1980 with children present	16,805	14%	9,545	13%

**Table 44B – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Table 39B represents Greensboro 2011-2015 ACS data.

**Vacant Units – see Table D for alternate data**

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

Alternate Data Source Name: Code Compliance Database 2014-2015

Data Source Comments: As of April 16, 2015, 117 REO properties listed for sale in Listingbook for all of Guilford County

Greensboro had approximately 13 percent or 14,610 of its housing units vacant in 2017. A large proportion of these units were available for rent (43 percent), while a significant proportion were also counted as “other vacant,” meaning they were not for sale or rent. These units have a high tendency to contribute to blight.

Data was unavailable for Table 40 so an alternate data source (Greensboro Code Compliance 2014-2015 Database) was used.

Table D: Housing Vacancy Status, 2017		
	Estimate	Percent
Total Vacant Housing Units	14,610	NA
For rent	6,345	43.4 %
Rented, not occupied	828	5.7 %
For sale only	1,128	7.7 %
Sold, not occupied	234	1.6 %
For seasonal, recreational, or occasional use	618	4.2 %
For migrant workers	0	0.0 %
Other vacant	5,457	37.4 %

Data Source: 2013-2017 ACS

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

Of all occupied households in Greensboro, 22 percent of owner-occupied units and 46 percent of rental units have at least one documented housing problem. Most housing in Greensboro ranges between 20 and 70 years old, as 61 percent was constructed between 1950 and 1999. As housing units age, the need for more extensive rehabilitation will also increase.

## **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 generally used in housing built before 1978. According to 2015 CHAS data, 88,937 housing units were built in Greensboro prior to 1980, accounting for nearly 46 percent of the total housing stock. A study conducted on the Prevalence of Lead-Based Paint Hazards in U.S. Housing found that 14 percent of all households had significantly deteriorated lead-based paint, while 16 percent and 17 percent respectively had dust lead and soil lead levels above current HUD and EPA standards.<sup>10</sup>

## **Discussion**

Aging housing stock in the Greater Greensboro area indicates the need for a continued focus on addressing substandard housing, rehabilitation of housing units, and mitigation of lead-based paint within the existing housing stock. Some neighborhoods in Greensboro have lead paint risks as high as 46 percent.<sup>11</sup> To help address this issue, the City of Greensboro Department of Neighborhood Development implements a Lead Safe Housing Program funded by HUD. The program provides grants to assist low-income homeowners with addressing unsafe lead paint conditions that pose a potential health hazard to young children. The program is designed to assist owners of single-and multi-family dwellings and rental properties. Since the program's inception in 2002, Neighborhood Development has received more than \$5 million to reduce lead hazards in more than 1,000 housing units.<sup>12</sup>

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<sup>10</sup> Jacobs, David, et al. Children's Health Articles: The Prevalence of Lead-Based Paint Hazards in U.S. Housing. Retrieved from: <https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.021100599>

<sup>11</sup> UNC Greensboro Center for Housing & Community Studies <https://chcs.uncg.edu/greensboro-lead-safe-housing-program/>

<sup>12</sup> [City of Greensboro, Department of Neighborhood Development, Lead Housing Program](#)

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

Public housing provides an important housing safety net for vulnerable populations including low and very low-income households, the elderly, and disabled. The Greensboro Housing Authority (GHA) assists in meeting the housing needs of the homeless population by operating public housing. GHA also works with over 2,500 landlords and owners to provide Housing Choice Vouchers to qualifying participants.

The City of Burlington is served by two housing authorities: The Burlington Housing Authority (BHA) and the Graham Housing Authority (GraHA). The total number of units and further analysis of these two PHAs is found in the attached City of Burlington 2020-2024 Consolidated Plan.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			2,933	3,863			309	377	4,321
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 45A – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers available	0	0	621	5,153	1,778	2,537	125	113	600
# of accessible units			50		64				
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 46B – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

Table 41B represents Greensboro PIC data.

**Describe the supply of public housing developments:**

**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:**

The Greensboro Housing Authority (GHA) operates more than 2,000 units of conventional public housing units in 19 communities throughout the City of Greensboro, ranging from a small 11-unit community to a large 430-unit community. Utilizing the Uniform Physical Conditions System (UPCS), HUD inspects and scores the physical condition of all GHA units. GHA consistently receives excellent ratings and scores as a result of these inspections. The GHA-operated communities are well distributed across the city.

## Public Housing Condition

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Townhomes at Willow Oaks	98b
Parkview Apartments	56b
Windhill Court Apartments	96b
Windhill Apartments	96b
The Villas at Willow Oaks	95b
Smith Homes	55c
The Havens at Willow Oaks	86c

**Table 47 - Public Housing Condition**

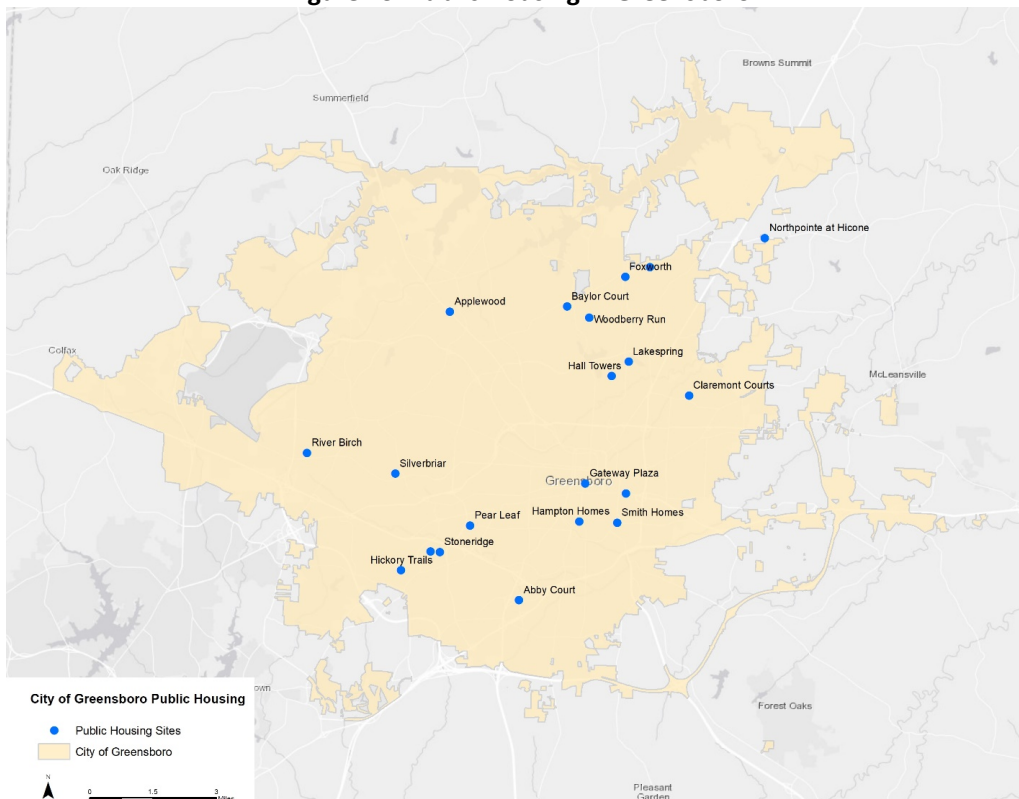
**Multifamily Assisted Housing, Greensboro, 2019**

<b>Multifamily Assisted Housing</b>	<b>Inspection Score</b>
Laurence Manor Apartments	94
Gardengate	95
Aldersgate Ii	97
Gibsonville Village Apartments	99
Legacy At Twin Oaks	96
Princeton Terrace Apartments	86
Dartmouth Court Apartments	94
Chc Of High Point #2	99
Lutheran Supported Living Apar	96
Westview Valley Apartments	91
Aldersgate Apartments	94
Alexandria Park Apartments	98
Williams-Delashmet Crossing Apts.	88
Swathmore Court Apartments	93
As Guilford County Gh #1	80
Wnc Community Homes #7	94
William Booth Gardens	94
Providence Place Apartments	91
Shepherd House	90
Prince Edward Graves Homes	83
J T Hairston Memorial Apts	84
Lake Road Apartments	97
Newgate Gardens	95
Northland Apartments	94
Spring Valley Apt	95
Gateway Plaza	84
Dolan Manor	81
Spring Arbor Of Greensboro	92
Anointed Acres Housing Development	90
Arc/Hds Guilford Co Gh #5	96
Arc/Hds Guilford Co Gh #4	94
Arc/Hds Guilford Co Gh #3	99
Morehead Courts	94
Southeastern Building	64
Dolan Manor Phase Ii	68
Sheraton Towers	90
The Oaks At Silver Ridge	96
Arc/Hds Guilford Co Gh #6	90
Gatewood Manor Apartments	97
Morehead-Simkins Ind. Living Apts.	89
Parkside Apartments	95
Mha Housing Of Central Nc	78
Brentwood Crossing	97
Arc/Hds Guilford Co Gh #2	98
Arc/Hds Guilford Co Gh #7	99
Arc/Hds Guilford Co Gh #1	88
Arc/Hds Guilford Co Gh #8	91
Rockwood Manor	89
Legacy At Friendly Manor Apartments	95
Bridford Lake Apartments	86
Madison At Adams Farm	72

Data Source: HUD 2019 Physical Inspection Scores



**Figure 13: Public Housing in Greensboro**



**Data Source:** Greensboro Housing Authority

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

There is a continued need for the Greater Greensboro PHAs to provide safe, quality, affordable housing to low and moderate families. While GHA and BHA has made significant progress updating housing units through the Rental Assistance Demonstration (RAD), units are still in need of renovations and improvements to replace aged mechanical systems, improve exteriors, and include energy efficient measures to reduce utility consumption. GHA began converting units to project-based Section 8 contracts under the Rental Assistance Demonstration (RAD). After receiving approval for the program in 2013. Nine properties (645 units) were converted to Section 8 Project-Based Vouchers in 2017. As of spring 2019, GHA had substantial completion on 495 units, with the rest of the units underway. Improvements to the properties included new roofs, flooring, painting, appliances, HVAC systems, and common space renovations.

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

In addition to the improvements through the RAD program, GHA's strategy for enhancing the living environment of low and moderate-income families is through implementing its capital improvement plan, which consists of systematic modernization of its housing portfolio in the next five (5) years. GHA

intends to partner with the City of Greensboro, the State's low income housing tax credit program, and financial institutions through low interest loans and equity investment to finance the modernization activities.

**Discussion:**

The Greensboro Housing Authority, Burlington Housing Authority, and Graham Housing Authority are important partners in meeting the affordable housing needs in the Greater Greensboro area. Continued collaboration between the PHAs and the Cities is expected in redevelopment areas to effectively implement community focused programs and services.

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

The City of Greensboro is part of the Guilford County CoC, which includes Guilford County and the City of High Point. Its mission is to support and facilitate a strong, collaborative network of community partners focused on solutions to end individual and family homelessness. Partners Ending Homelessness (PEH) is the collaborative applicant for the Guilford County CoC.

The City of Burlington maintains a relationship with the Allied Churches of Alamance County and the Alamance Housing Committee (AHC) to address homelessness with CDBG activities. The AHC works with the NC Balance of State Continuum of Care to apply for ESG funds, develop performance standards, and evaluate outcomes.

The data below is the summary of Greensboro and Guilford County data. The summary of all beds reported by the Balance of State Continuum of Care is in the attached City of Burlington 2020-2024 Consolidated Plan.

### 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)	427	n/a	73	228	n/a
Households with Only Adults	260	n/a	51	250	n/a
Chronically Homeless Households	0	n/a	n/a	171	n/a
Veterans	0	n/a	48	148	n/a
Unaccompanied Youth	12	n/a	10	0	n/a
<b>Total</b>	<b>1,100</b>	<b>184</b>	<b>162</b>	<b>797</b>	<b>n/a</b>

**Table 48 - Facilities Targeted to Homeless Persons**

**Alternate Data Source Name:**  
Housing Inventory Count Report (2018)  
**Data Source Comments:**

**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**

Central Carolina Health Network (CCHN) provides comprehensive care services for HIV-infected and affected individuals and families within a seven-county radius, including Guilford County. CCHN staff serve as crisis case managers to work with patients for an average of three months to get them connected to care and other needed services. Staff completes a comprehensive assessment to determine patient needs related to housing, healthcare, transportation, etc. Patients are often referred to CCHN's Housing Coordinator who screens patients to determine eligibility for HOPWA funded services such as Tenant Based Rental Assistance (TBRA) as well as other programs such as public housing, shelter plus care, and targeted units. Patients needing ongoing care coordination assistance are usually referred to another provider.

The Continuum of Care in Burlington and Alamance County is led by Family Abuse Services of Alamance County (FASAC). FASAC is the community leader for homelessness-related services and is the Coordinated Assessment lead and central point for referrals in the region.

In Burlington, ACAC provides shelter, food, and access to clothing and other material goods as well as specialized services and individualized support to enable the individuals and families that seek assistance to become self-sufficient. Residents also have access to a mailing address, local phone and message services, and storage lockers. ACAC operates a Drop-In-Center that provides phone and computer access, assistance with job searches and writing resumes, and referrals for employment and housing, food, health services, and other needs. ACAC partners with Alamance Community College and Elon University to offer tutoring and classes that improve school results and increase job skills.

**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.**

Point-in-Time counts provide a snapshot of unduplicated sheltered and unsheltered individuals and families experiencing homelessness. However, based on the legal definition of homelessness, to which this data conforms, the number of persons counted does not accurately encompass the entire homeless population and the true number of homeless persons may well be more than double the numbers presented here. Consequently, the actual need for homeless housing facilities and/or services is likely much greater than this data would suggest.

The total number of homeless persons (sheltered and unsheltered) counted in Guilford County in 2019 (586) has decreased from the 2015 number (662). There was a slight increase in the homeless population in 2018, coinciding with Hurricane Florence, however, this number decreased in 2019.

This differs significantly from the nearly stagnant Point-in-Time counts discussed in the 2010-2014 Consolidated Plan. Groupings within the homeless population have also experienced a reduction. The

number of homeless families with children decreased from 48 to 40, and the number of individual chronic homeless decreased from 75 to 44.

Of Guilford County's homeless population, 56 veterans and 21 unaccompanied youth reside in Greensboro. Although the total number of beds at homeless shelters in Greensboro appear to be able to accommodate the City's known homeless population, most of the shelters or beds are reserved for specific sectors of the homeless population, such as transitional housing, women only, teen only, or family only. In response to shelter facilities reaching their capacity limits, a group of Greensboro religious congregations established the White Flag Emergency Response Plan (winter shelter), to provide temporary supplemental shelter beds during the coldest months of the year.

## MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

### Introduction

The City of Greensboro has contracted with Central Carolina Health Network (CCHN) to provide administrative services to Housing Opportunities for Persons with AIDS (HOPWA) eligible persons. CCHN has identified the needs of persons in our community and continues to facilitate the availability of supportive housing programs.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	70
PH in facilities	0
STRMU	0
ST or TH facilities	0
PH placement	35

Table 49 – HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

### **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**

Housing is often identified as one of the primary unmet needs in Greensboro and throughout the metro area. In general, a lack of safe, affordable housing has a significant impact because of its correlation between housing and the ability to enter into, and remain, connected with healthcare including HIV specialty care. Challenges faced by those who do not have housing include: little to no income, poor credit histories, criminal backgrounds that leave them unable to access other housing programs (such as the Choice Housing Voucher program), and stigma/discrimination due to their HIV status/gender/sexual orientation. The needs vary for each patient. Those who are homeless or in unstable housing situations usually seek ongoing rental/utility assistance (i.e. housing vouchers or public housing). Those who are housed but struggling to afford their current living situation, may need a voucher, but often times are able to maintain their housing with help finding more affordable housing and/or occasional financial assistance with rent or utilities. In other cases, cultural, linguistic, or social differences, such as in the case of newly arrived immigrants and refugees may require additional supportive services in form of translated materials, translators, and culturally-appropriate outreach efforts to ensure that housing needs are identified and met.

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

Individuals newly diagnosed with HIV, those new to the service area or those who have been out of care are offered assistance from CCHN's Bridge Counselors. Staff serve as crisis case managers to work with patients for an average of three months to get them connected to care and other needed services. Patients needing ongoing care coordination assistance are usually referred to another provider – either a Ryan White (RW) funded medical case management agency or community support agency. Patients who were established with the Medical Case Management agencies prior to admission in any sort of institution can request to have their file reopened. An assessment would be done and a new care plan developed to address the patient's new situation.

**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)**

CCHN offers housing information and referral through the Housing Coordinator, which is a position funded through a combination of HOPWA and CAPUS (Care and Prevention in the US) grants. CCHN will continue to serve Persons Living with HIV/AIDS (PLWHA) with HOPWA-funded tenant based rental assistance through contractual arrangements with local housing authorities. Additionally, CCHN provides short-term rent, mortgage, and utility assistance.

**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))**

The City of Greensboro is the lead agency in a HOME Consortium that includes the City of Burlington, Alamance County, and Guilford County. The City will ensure coordination between CCHN and its consortia partners to address housing and supportive service needs throughout the jurisdiction. The City manages short-term rental assistance programs (rapid re-housing, homelessness prevention) to address immediate, short-term housing needs for eligible households, and homeowner and rental rehabilitation programs. CCHN and agencies within the CoC provide a network of supportive services and coordinate needs with the HOME consortium members. Specific activities are provided in the Annual Action Plans.

## **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 2019 Analysis of Impediments to Fair Housing Choice (AI) identified public policies and regulations that influence segregation and integration, concentrations of poverty and disparity of access to community assets.

The Greensboro Land Development Ordinance presents specific barriers to an adequate supply of affordable fair housing accessible by protected classes, including:

- Requiring a siting buffer on social service facilities;
- Lacking provision for eligible persons with disabilities to request reasonable modification from any provision in the zoning ordinance; and
- Allowing Single-Room Occupancy (SRO) units by right only in a select number of cases.

The AI also identified a range of community circumstances that could be influenced by public policy:

- An inadequate supply of decent, affordable housing for low- and moderate-income households, including affordable housing that is accessible to persons with disabilities;
- A rise in fair housing complaints based on a disability or natural origin;
- The concentration of assisted housing in low- and moderate- income census tracts; and
- Public transportation system provides low-income residents with poor access to areas of high employment opportunities and community assets.

The City of Greensboro is committed to reviewing and resolving these policy barriers.

The City of Burlington's 2020 AI also examined a number of areas in which barriers to the development of affordable housing might exist. The barriers identified in the Burlington AI are described in the attached City of Burlington 2020-2024 Consolidated Plan.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The City of Greensboro and Guilford County are fortunate to have access to a wealth of public and private community assets. These range from world class public parks, water and waste water systems with capacity to accommodate growth, a road network with little congestion, varied forms of transit service, an outstanding public school system, opportunities for higher education at seven colleges and universities, vibrant neighborhoods, and employment opportunities that continue to expand as the region recovers from the most recent recession and natural disaster.

### Economic Development Market Analysis

#### 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	247	45	0	0	0
Arts, Entertainment, Accommodations	15,336	2,175	11	1	-10
Construction	5,823	7,127	4	4	0
Education and Health Care Services	33,999	37,274	25	20	5
Finance, Insurance, and Real Estate	10,061	11,574	7	6	-1
Information	2,713	3,917	2	2	0
Manufacturing	15,722	16,196	11	9	-2
Other Services	7,017	4,821	5	3	-2
Professional, Scientific, Management Services	13,336	12,565	10	4	-6
Public Administration	3,318	8,296	2	4	-2
Retail Trade	18,474	22,730	13	12	-1
Transportation and Warehousing	7,205	10,193	5	5	0
Wholesale Trade	4,280	11,987	3	6	3
Total	137,531	188,430	--	--	--

**Table 50 - Business Activity**

Data 2013-2017 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)  
Source:

## Labor Force

Total Population in the Civilian Labor Force	147,156
Civilian Employed Population 16 years and over	137,531
Unemployment Rate	6.5
Unemployment Rate for Ages 16-24	13.6
Unemployment Rate for Ages 25-65	5.5

**Table 51 - Labor Force**

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	52,015
Service	24,929
Sales and office	34,838
Construction, extraction, maintenance and repair	7,772
Production, transportation and material moving	17,977

**Table 52 – Occupations by Sector**

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	100,416	79%
30-59 Minutes	21,942	17%
60 or More Minutes	4,821	4%
<b>Total</b>	<b>127,179</b>	<b>100%</b>

**Table 53 - Travel Time**

Data Source: 2013-2017 ACS

## 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	7,873	904	5,205
High school graduate (includes equivalency)	21,156	2,140	7,965
Some college or Associate's degree	35,221	1,972	9,944
Bachelor's degree or higher	47,727	1,499	7,383

**Table 54 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	386	1,161	1,232	2,573	1,840
9th to 12th grade, no diploma	3,015	2,471	2,622	3,923	3,159
High school graduate, GED, or alternative	8,286	8,044	7,486	15,731	10,203
Some college, no degree	18,677	12,050	8,403	14,416	7,529
Associate's degree	1,288	3,859	2,987	5,513	1,848
Bachelor's degree	3,505	11,777	8,599	16,649	6,952
Graduate or professional degree	259	5,225	4,774	9,701	6,287

**Table 55 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

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

Based on Tables 50 and 51, about 50 percent of those assessed have at least a high school diploma (22.4 percent) or some college with no degree (27.5 percent). The median earnings for these education levels range between \$25,000 and \$29,000. Median earnings increase approximately 48 percent for those with a bachelor's degree (\$42,079) and approximately 89.4 for those with a graduate or professional degree (\$54,004). In Greensboro, 21 percent of persons 25 years and over have a bachelor's degree and just 12 percent have a graduate or professional degree. In order to remain competitive, Greensboro would need to increase continuing education opportunities for residents to offer a talented workforce that attracts employers and industry.

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	37,357
High school graduate (includes equivalency)	49,249
Some college or Associate's degree	54,044
Bachelor's degree	75,089
Graduate or professional degree	104,474

**Table 56 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:

2013-2017 ACS (Most Recent Year)

Data Source Comments: Table 51 represents Greensboro 2013-2017 ACS Median Earnings in the Past 12 Months data.

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

Greensboro's economy continues to be adversely affected by the decline in the manufacturing sector, with jobs in this sector decreasing annually. Jobs in the service sector have increased significantly, and gains have also occurred in the educational, health, and social services sector. Overall, based on 2013-2017 ACS estimates, the major employment sectors in Greensboro include education and healthcare services, retail trade, manufacturing, and arts, entertainment, and accommodations.

In Burlington, the education and health care services sector, which includes the school system and the hospital, has the largest number of employees, making up 24%. The manufacturing sector employs the second largest number of employees and makes up 19% of the workers. LabCorp, headquartered in Burlington, employs many top paid workers living in and around the City of Burlington.

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

Based on information from the City of Greensboro's 2018 *Comprehensive Plan Condition and Trends Report*, the greatest number of jobs are located near the downtown area with the next largest cluster of jobs being along the northern border of Interstate 40, and south and west of the airport. Given the location and concentration of such clusters, the need to maintain adequate infrastructure and access to public transportation near those areas remains critical in ensuring long-term economic prosperity for the city. Moreover, as jobs in the area continue to shift towards education and health services, a key priority for the city and the business sector should be to ensure educational attainment for these fields, keeping pace with the changing economy.

Moving forward, local colleges and universities should provide flexible continuing education for working students to help meet such goals and expectations. Local universities and colleges may also need to partner with corporations to stay abreast of training needs and guide students to future employment opportunities.

In the long term, an emphasis on industry-specific certifications could also help reduce the amount of time needed to train new hires or re-train current employees for new assignments and increasing graduation rates of students focused on STEM fields will help to expand the pool of candidates. Greensboro's 2018 *Comprehensive Plan Condition and Trends Report* points out, there is an opportunity in Greensboro to capitalize on the educational and training resources already available in the community to help meet the skills gap at the local level.

**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.**

Greensboro's economy continues to transition away from manufacturing as its core employment driver to a more diverse mixture of skilled manufacturing and knowledge-based jobs. Triad Tomorrow, the regional Comprehensive Economic Development Strategy (CEDS) updated December 2017, identifies specific industry clusters and support for entrepreneurship as key strategies to support economic vitality in Greensboro, Guilford County, and the region.

On July 1, 2015, the Workforce Innovation and Opportunity Act replaced the Workforce Investment Act of 1998. The new federal law focused on improving the quality and labor market relevance of workforce investment, education and economic development efforts.

The Act, which is implemented in Guilford County by the local Workforce Development Board and the City's Office of Workforce Development provides a framework and funding resources to better align workforce, education, and economic development efforts at the local level and improves access to jobseekers and businesses through the NC Works Career Center System.

The Act is focused on closer connection with businesses to determine needs and design training programs via sector strategy approaches, development of career pathways, more focus on work-based learning approaches and increasing services to those with disabilities and other barriers to employment. Partnerships with other service or workforce related agencies are also strengthened to broaden and consolidate the net for serving individuals through the career center system, i.e., creating a more accessible one-stop center where jobseekers are connected to businesses that need them.

The Act also streamlines availability of services to youth by removing certain income requirements and focusing more on individual barriers to employment than federal programs of the past. Types of services to youth are also expanded in the new legislation that focuses resources on out-of-school youth and those that are most at risk of not being able to compete in the job market without additional assistance.

Burlington's economic development strategies and policies are currently conceived and implemented on a more regional level through Alamance County and the Piedmont Triad Regional Council. The regional Comprehensive Economic Development Strategy (CEDS) lays out strategic visions to promote 21st century job growth in professional, scientific and technical services. Burlington also needs to increase local small business, tourism, and industrial opportunities.

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

Businesses still have difficulty filling certain jobs, notably in the manufacturing sector, due to lack of workers with both hard skills and soft skills and the increasingly more specialized field. Moreover, in recent years the closing of retail stores has impacted employment with the loss of low-income sales and cashier jobs that may shift to warehouse distribution and fulfillment centers, which is linked to e-commerce. An increase in skilled labor to support e-commerce continues to be needed in the form of

software engineers, developers, marketing analysts, and social media teams as local universities, colleges, and technical colleges adapt to provide training opportunities to fill such positions.

**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 Greensboro/High Point/Guilford County Workforce Development Board has worked closely with Guilford Technical Community College in developing shorter term training programs that include training specific assessment components. Notable examples are in the machining and aviation sectors, with additional industry sectors to follow in the future.

Individuals enter a pipeline in which they make online applications for program consideration and schedule themselves for focused assessments that determine whether they meet established criteria for success in the program. Those that do meet program criteria move on to an interview process with employer panels for final selection and inclusion in training. Those that have identified gaps as a result of the assessment are given the opportunity to remediate those areas and remain in the pipeline for another opportunity to enter training when basic academic or occupational-specific skills have improved.

This approach has worked well for placement purposes by identifying appropriate candidates for training and jobs, by keeping employers involved in the process and by offering continual opportunity for individuals who have a strong interest in specific occupational sectors.

Primary among the assessment methods being used to identify readiness and skill gaps is ACT's WorkKeys approach. The assessment determines Job-based skill levels for specific jobs and jobseekers are assessed against those skill levels to pinpoint strengths and weaknesses related to specific jobs. Guilford County recently applied for a designation as a Work Ready Community. The application confirms the community will encourage businesses consider WorkKeys results in selecting employees and work with the public-school system to systematically improve its graduation rate. The application was a joint effort among education, workforce development, and business entities in the county.

Alamance County JobLink Career Center, Alamance County Economic Development, the City Economic Development Department, and Alamance Community College are the major economic development organizations that provide resources to Burlington residents. The JobLink Career Center offers free career assessments, a career resource library, job search help, placement assistance, resume preparation, and employment testing. The Career Center also refers clients to community colleges and other training and education institutions based on the career needs of each individual client.

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

Yes

**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.**

In December 2016 the Greensboro City Council adopted the Economic Development Focus Strategy: "Grow Greensboro: City of Opportunity. The strategy seeks to support future site development, development of downtown, and strategic reinvestment/redevelopment areas to 'Grow Greensboro' in specific focus areas to dramatically increase the opportunity for significant private investment and creation of new jobs. Specifically, the development and redevelopment opportunities will focus on: Greensboro-Randolph County Mega Site, PTI Airport Industrial Development, Downtown Greensboro, Revolution Mill Area, Infill Development Areas, and the Joint School of Nanoscience & Nano-engineering Area. In addition to targeted sites, the strategy also leverages public investment on high impact priority projects in the key focus areas and utilizes support of funded Economic Development partners, such as Greensboro Chamber Economic Development, Downtown Greensboro, Inc., East Greensboro Now, and TREBIC, to create greater incentives for economic growth.

The city also continues to support the Opportunity Zone program, which was created as part of the federal Tax Cuts and Jobs Act of 2017. The program allows investors to defer, reduce, or eliminate unrealized capital gains if they reinvest them in designated zones. Within the city there are ten low-income census tracts approved by the US Treasury Department as Qualified Opportunity Zones (QOZs).

At the regional level, the City of Greensboro continues to support the 2014 regional sustainable communities plan, Piedmont Together. Greensboro's inclusion in this regional plan provides the City with Federal Preferred Sustainability Status. Piedmont Together provides recommendations for increasing jobs, improving housing, expanding transportation choices and strengthening communities. This plan also places a special focus on equity issues in the region. The regional sustainability plan was prepared in conjunction with Triad Tomorrow, a Comprehensive Economic Development Strategy (CEDS) for the Piedmont Triad region. The CEDS identifies specific industry clusters and support for entrepreneurs as key strategies to support economic vitality in Greensboro and the region.

For Burlington, the Piedmont Triad Regional Council identified four goals with a variety of development initiatives that could potentially work in coordination with the Burlington Consolidated Plan.

*Dream It, Do It Initiative:* Assists connect local manufacturers, schools, community colleges, community-based organizations, and other stakeholders. This program works to change the perception of the industry to inspire younger workers to pursue a career in manufacturing. It recognizes that

manufacturing has changed substantially over the last generation and now requires advanced technology and state of the art facilities.

*Collaborative Development Initiatives:* Efficiently leverage resources for global competition in rural and urban areas of the region.

*NC Smart Fleet Initiative:* Support for alternative fuels and clean transportation technology.

*Regional Workforce Initiative:* Designed to align training and educational options to the skill demands for critical, in-demand occupations.

## **Discussion**

The Greater Greensboro area maintains its overarching workforce development goal to reduce unemployment by undertaking initiatives that will create job opportunities and provide workers with critical skills that meet industry demands.

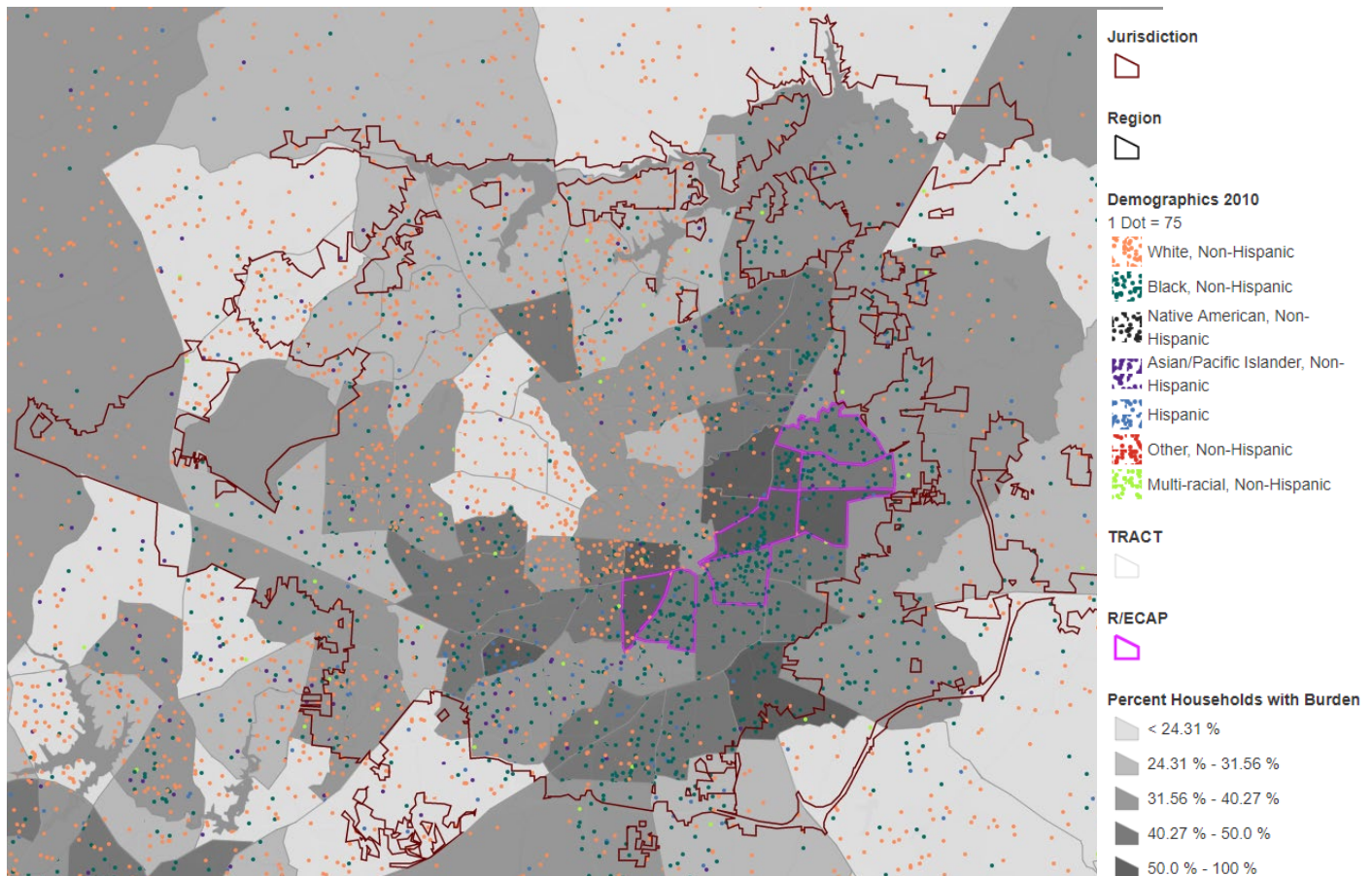


## MA-50 Needs and Market Analysis Discussion

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

Low-income households are primarily concentrated in central and east Greensboro and generally have multiple housing problems. A "concentration" is a close grouping of census tracts that have households with multiple housing problems. There is significant overlap between areas of low income households, minorities, and distressed housing.

The City of Burlington concentrated housing problems are described in more detail in the attached City of Burlington 2020-2024 Consolidated Plan.



**Data Source:** HUD-Provided AFFHT Map on Housing Problems

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

Central and east Greensboro have the greatest concentrations of racial/ethnic minorities and low-income families. A “concentration” is a close grouping of census tracts at or below 50 percent area median income (AMI).

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

The neighborhoods clustered in central and east Greensboro experience higher poverty, unemployment, and vacancy rates than that of Guilford County. In July 2014, a Brookings Institute Research Brief identified the Greensboro Metropolitan Area as one of the top 10 regions in the U.S. experiencing the greatest changes in the share of suburban poor living in tracts with poverty rates of at least 20 percent. The metropolitan area’s overall increase in poverty between 2000 and 2012 was 29 percent.<sup>13</sup>

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

There are numerous public and private assets that can be leveraged in these areas, which include community facilities like parks, libraries and greenways; municipal water and waste water systems; a network of city and state-owned roadways; public and private institutions of higher learning; Guilford County school campuses; and Greensboro Housing Authority communities.

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

Greensboro consistently seeks opportunities to leverage resources across departments and with a variety of public and private entities. With this goal in mind, the city provided individualized support services available to local businesses and economic development clients which include:

- Referrals to partner entities that offer specialized assistance and business development services
- Problem resolution
- Service as a liaison between clients and city departments
- Assessment of eligibility for programs, economic incentives, and select city contracts
- Counseling on compliance with ordinances and on questions regarding local regulations, policies, and procedures

In addition to such services, the city has also successfully launched the Greensboro Community Development Fund Loan Program and Launch Lab Accelerator Program to support new business in the

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<sup>13</sup> Kneebone. E (2014, July 31) *The Growth and Spread of Concentrated Poverty, 2000 to 2008-2012*. Retrieved from <https://www.brookings.edu/interactives/the-growth-and-spread-of-concentrated-poverty-2000-to-2008-2012/>

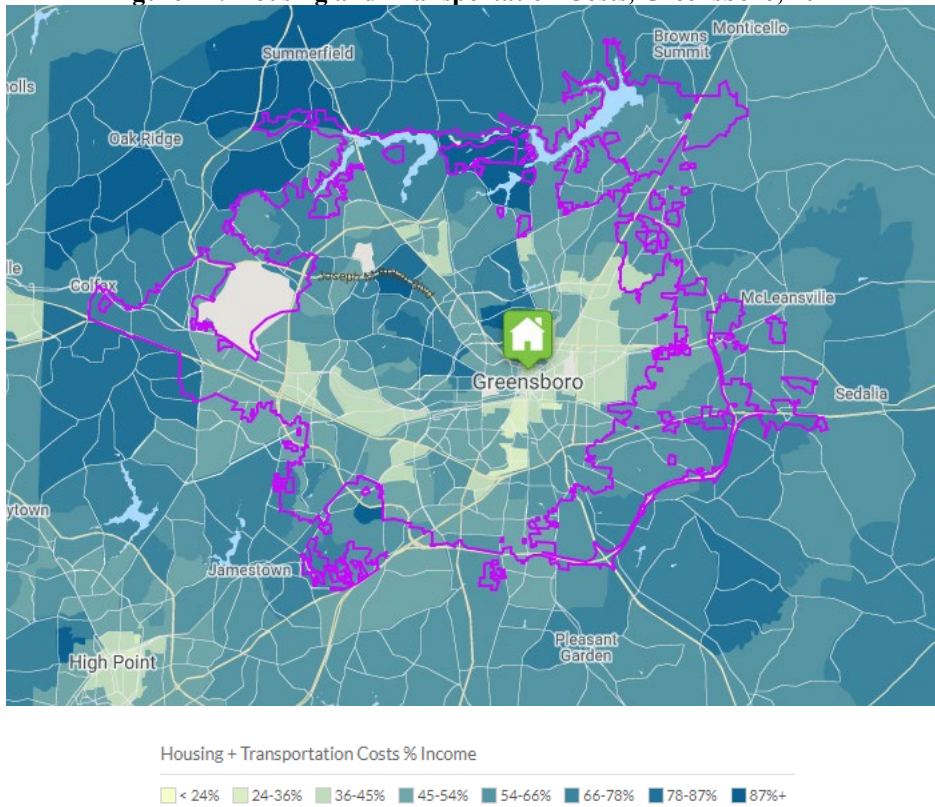
area. The city has also implemented the following programs to support neighborhood stabilization and increase affordable homeownership and rental housing:

- Homebuyer Down Payment Assistance Program/Workforce Housing Initiative
- Multifamily Affordable Housing Development Program
- Housing Rehabilitation for Owner-Occupants
- Housing Rehabilitation for Landlords
- Code Compliance Order to Repair

Coupled with other citywide initiatives previously mentioned, such as “Grow Greensboro” and the Opportunity Zone Program, the city continues to strategically encourage investment in Greensboro, facilitate expansion of employment opportunities, and assist in the city’s development of business of all sizes to ensure more prosperity for all residents.

Greensboro is also exploring options to prioritize the development of higher density (12 DU per acre) residential within a ¼ mile walking distance of public transit stations to meet the needs of residents. This type of development has the potential to increase mobility and economic stability for residents, and low-to moderate-income households, in particular. Increasing access to affordable housing and transportation options can reduce the existing cost burden for residents. For example, based on HUD’s 2019 estimates for the area’s Median Household Family Income (HFMI), a family of four earning up to 100 percent of the HFMI will need up to \$2,300 to cover at least 45 percent of their housing and transportation costs. Based on calculations conducted by the Center for Neighborhood Technology, the average household in the Greensboro is investing 54 percent of their income into housing and transportation costs. As the figure below highlights, in some areas of the city, particularly east of downtown and in the peripheries of the city, housing and transportation costs can exceed 78 percent of a household’s income, thus highlighting need to explore higher density options in key areas to reduce such disproportionate cost burden on households.

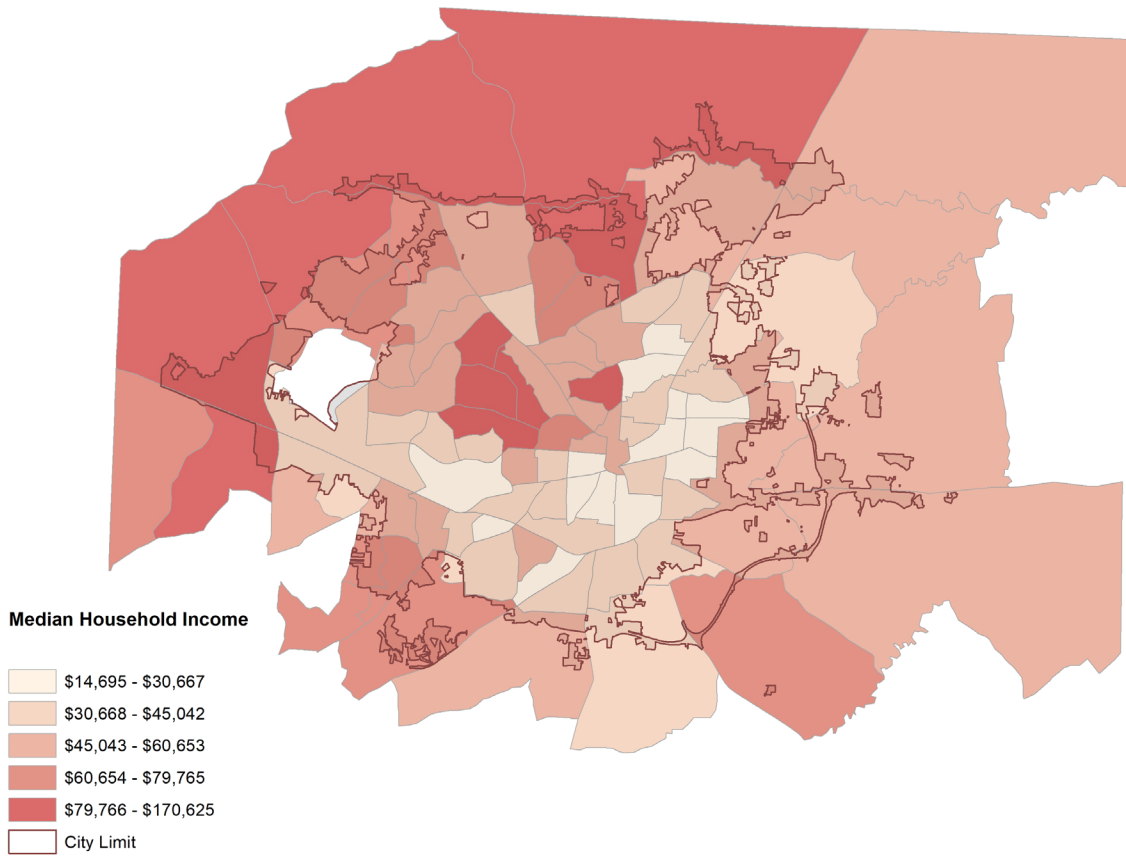
**Figure 14: Housing and Transportation Costs, Greensboro, 2017**



**Data Source:** Center for Neighborhood Technology, 2020

Prioritizing higher density development near transit stations will have positive impacts on the entire community, regardless of income by providing additional housing options near affordable transportation. Currently 200 percent of the HAMFI is \$122,600 for a family of four in Greensboro. As the figure below highlights, census tracts as of 2017 with median household income in the 200 percent HAMFI are largely in the peripheries and east of downtown. Although these families have more resources and may be able to afford the \$4,600 of monthly housing and transportation costs, an investment in improved transit and increased affordable housing options has the opportunity to benefit all families.

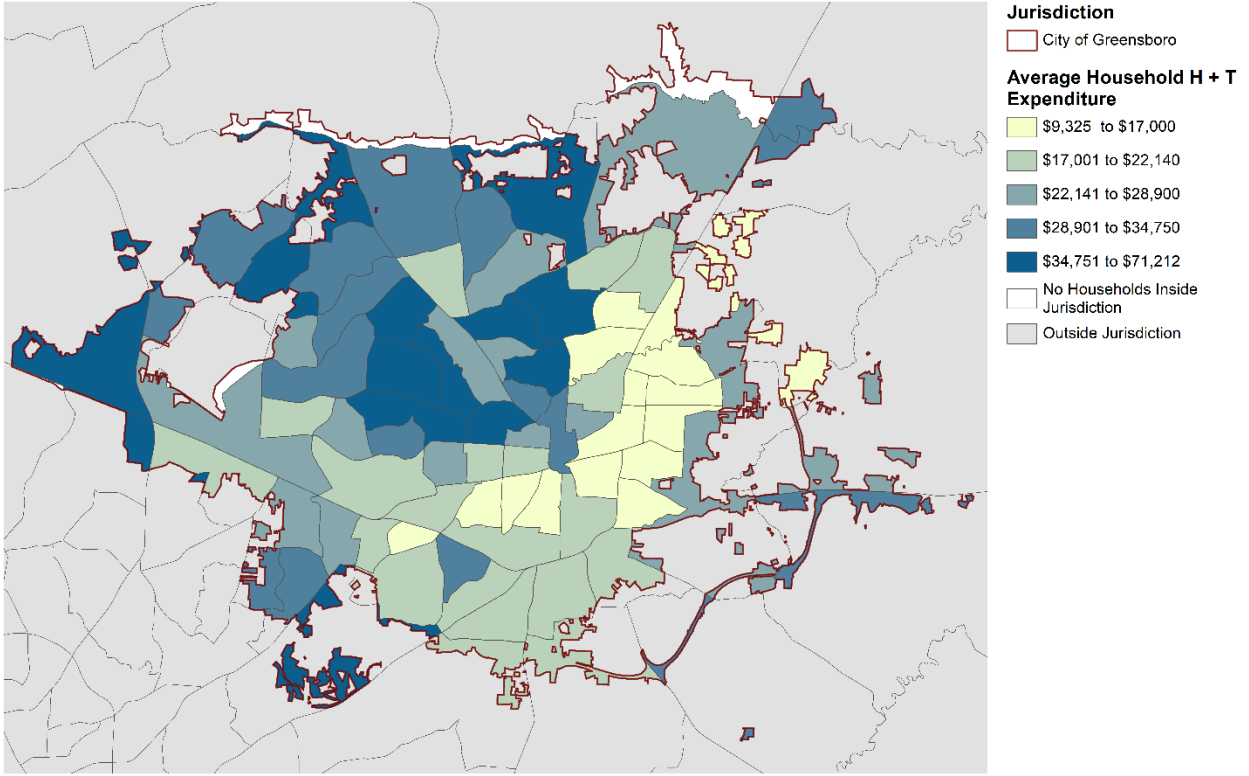
**Figure 15: Median Household Income by Census Tracts, Greensboro, 2017**



**Data Source:** ACS 2013-2017 5-year Estimates

A further analysis using data from ESRI’s Community Analyst provides additional insight into the ability of low income households to afford the combined costs of housing and transportation. This analysis considered the circumstances of a hypothetical family of 4 with an annual income of 200 percent of the national poverty level (\$49,400), who could afford to spend no more than 45 percent of their income (\$22,140) on housing plus transportation. Looking at the average expenditures for housing and transportation by households in Greensboro at the Census Tract level, this family would find that there are 35 Tracts where the average combined housing and transportation costs are within their means. Those 35 Tracts are home to 44.8 percent of Greensboro households. The figure below illustrates the distribution of these Tracts within the city.

**Figure 16: Average Household Housing and Transportation Expenditure by Census Tracts, Greensboro 2017**



**Data Source:** ESRI Community Analyst and US Department of Health and Human Services

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Internet access has long since ceased to be a “luxury” utility like cable television. Individuals and families of all income levels rely on internet connected devices to search for jobs, connect with services, correspond with schools and manage their finances. The Covid-19 pandemic has emphasized the importance of virtual communications and access to resources including education for our youth.

Throughout the United States, there is a significant digital divide; a gap between those who have ready access to the internet and computers and those who do not. The divide is perpetuated by limitations that are geographical as well as financial, where persons cannot afford to pay a monthly service fee for Broadband service (an internet connection fast enough to stream a video). Nationwide, less than half of households living on or under \$20,000 are connected. This lack of internet access in communities supports a deficit in opportunity, education, and other prospects.[1]

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Having more than one broadband Internet service provider to serve this jurisdiction would allow for greater access to all households levels across economic levels.

The City will seek to incentivize competition and provide greater access for all residents in the jurisdiction through free Wi-Fi initiatives and other programs that seek to lessen any potential barriers creating a digital divide.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The City of Greensboro is primarily affected by flash flooding and wind events (including tornadoes and hurricanes). Flash flooding, for example, results from rising creeks and rivers during a storm and localized flooding due to inadequate capacity or maintenance of the storm sewer drainage systems. The risk of flash flooding is also often associated with conditions and proximity to the base floodplain or 100-Year Floodplain. The base floodplain is the area of land that would be inundated by a 1-percent-annual-chance flood. This measurement is used by FEMA as the basis for administering their floodplain management programs through regulatory requirements as well as setting flood insurance rates.

The second type of natural event experienced most frequently in Greensboro is straight lined-winds, which come out of a thunderstorm once the winds meet and exceed 58 miles per hour and the storm is classified as severe by the National Weather Service. These winds are produced by the downward momentum in the downdraft region of a thunderstorm and may produce tornados, which are violently rotating columns of air that have contact with both the surface of the earth and storm clouds. Though tornadoes come in many shapes and sizes, their unpredictable nature leaves communities vulnerable to a wide variety of potential physical damage and hazards. As climate change shifts storm patterns in the region, the increase of thunderstorms and hurricanes may also result in an increase of tornado events for the area.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Based on the latest floodplain information provided by FEMA and the data on Racially Concentrated Areas of Poverty released by HUD, low income households are particularly vulnerable to flooding events in Greensboro. As climate change increases the frequency and severity of weather events, these communities are at a higher risk of experiencing continued or long-term climate-related vulnerabilities. The City continues to work with community members and stakeholders through planning processes to gauge levels of risk to neighborhoods and determine the best path forward to mitigate climate impacts to lower income households in the area.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The five-year Strategic Plan was developed in concert with Housing GSO, Greensboro's 10-Year Affordable Housing Plan. The following plan is informed by extensive outreach, engagement, data analysis, and program performance in the last Consolidated Plan and represents priorities for entitlement funding over the next five years. The Strategic Plan is one aspect of a larger strategy to continue pursuing the goals established in the 2015-2019 period:

- Increase the supply of decent affordable housing;
- Promote a suitable living environment; and
- Expand economic opportunities.

Greensboro will allocate resources to achieving these goals during the 2020-2024 Consolidated Plan period. Goals and performance outcomes were established to reflect the level of effort to reach these outcomes and the estimated available funding for the period that begins July 1, 2020 and ends June 30, 2025.

In order to meet the three goals above, Greensboro has established a set of priorities as outlined in the recent Greensboro Affordable Housing Plan, Housing GSO. These priorities are cross cutting and work to achieve the goals established in the Strategic Plan.

- Increase the supply of affordable rental housing;
- Work to revitalize historically disinvested neighborhoods;
- Reduce barriers to affordable homeownership; and
- Increase supportive housing production.

Implementation and the program/activity results will be explained in detail in the forthcoming Housing GSO 10-Year Affordable Housing Plan.

In April 2020, HUD allocated special funds to the City of Greensboro, as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). CARES Act supplemental funding for CDBG-CV, ESG-CV, and HOPWA-CV, in the amount of \$2,082,964, was programmed in the 2019-2020 Annual Action Plan by way of a Substantial Amendment in May 2020. A second wave of ESG-CV funds, in the amount of \$1,880,847, was allocated to the City of Greensboro in June 2020. These funds, and any additional CARES Act funds, will be programmed in the 2019-2020 Annual Action Plan by way of substantial amendments.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 57 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Consortium Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This target area encompasses the boundaries of the Greensboro HOME Consortium, including Greensboro, unincorporated Guilford County, Burlington, and unincorporated Alamance County.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The 2010 Census report identifies 48.4% of Greensboro's population as white (57% white in Guilford County). African American and Hispanics account for 40.6% and 7.5% percent of the total population respectively (32.5% and 7.1% in Guilford County). Both Greensboro and Guilford County also have significant numbers of Asian and Native American households.  Decreases in the manufacturing industry have continued to change the area's employment base.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This is an administrative boundary identified for the purpose of the consortium.
<b>Identify the needs in this target area.</b>	Needs include rehabilitation of existing housing stock and the creation of affordable housing.	
<b>What are the opportunities for improvement in this target area?</b>	Rehabilitation of existing housing stock and new housing development mainly through Community Housing Development Organizations (CHDOs).	
<b>Are there barriers to improvement in this target area?</b>	Transportation options are limited and viable housing options for those at or below 80% AMI are limited.	

2	<b>Area Name:</b>	Eastside Park
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Eastside Park target area encompasses 47 acres designated as a redevelopment area in 1993. This area lies east of US 29, south of East Market Street, west of Bingham Street and North of Spencer Street.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This target area has a 2017 population of 576 people in 225 households. Average household size is 2.52. Approximately 18% of dwelling units in the census tract area are vacant, while 30% of occupied units are home to owner-occupants. Median household income is \$26,649. Median home value is \$89,200.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This target area was originally identified in 1993. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.
<b>Identify the needs in this target area.</b>	The objectives of the adopted redevelopment plan for this area are to provide rehabilitation assistance to homeowners, acquire blighted properties, eliminate illegal activities, and construct a neighborhood park and other improvements.	
<b>What are the opportunities for improvement in this target area?</b>	The Redevelopment Commission of Greensboro currently owns three vacant lots in this area.	
<b>Are there barriers to improvement in this target area?</b>	None that are known at this time. Site-specific environmental barriers may be determined based on location and activity that would be discovered during an environmental review.	
3	<b>Area Name:</b>	HOPWA EMSA
	<b>Area Type:</b>	EMSA
	<b>Other Target Area Description:</b>	EMSA

<b>HUD Approval Date:</b>	
<b>% of Low/ Mod:</b>	
<b>Revital Type:</b>	
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	Entirety of Guilford, Randolph, and Rockingham Counties, and the incorporated municipalities (or portions thereof) located therein.
<b>Include specific housing and commercial characteristics of this target area.</b>	The commercial characteristics include hospitals and health service providers with limited funding for low income people with HIV/AIDS. As a result of low funding, the affected residents have limited housing options due to expenses.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This is an administrative boundary identified for the purpose of the HOPWA grant.
<b>Identify the needs in this target area.</b>	Additional funding for resources for low income individuals with HIV/AIDS.
<b>What are the opportunities for improvement in this target area?</b>	The CCHN network has taken a leadership role in the establishment of a “one-stop shop” health clinic for PLWHA in Greensboro, which will provide primary and specialty medical services, case management, mental health, dental and bridge counseling services in one facility. This clinic, opened in April 2011, is making a significant impact on the provision of care for PLWHA. The challenge for all services including medical and housing will be to secure sufficient funding to sustain current programs and meet the growth in the epidemic witnessed in our community.

	<b>Are there barriers to improvement in this target area?</b>	In terms of the EMSA as a whole, a confluence of factors (better treatment options, increased community testing, to name a few) have resulted in a steadily increasing number of PLWHA, at a time when funding for housing along with other HIV services has remained flat. Waiting lists for other housing programs are often closed or estimated to have a wait duration of several years. The need is simply greater than the resources available to address it. Housing affordability, housing availability and in some instances credit history have all been barriers.
4	<b>Area Name:</b>	Ole Asheboro
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Ole Asheboro target area encompasses 260 acres designated as a redevelopment area in 1979 This area lies east and west of Martin Luther King Jr Drive, between East Lee Street and Florida Street.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This target area has a 2014 population of 1,510 people in 618 households. Average household size is 2.40. Approximately 19% of dwelling units in the area are vacant, while 28% of occupied units are home to owner-occupants. Median household income is \$21,128. Median home value is \$90,179.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This target area was originally identified in 1979. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.

	<b>Identify the needs in this target area.</b>	The objectives of the adopted redevelopment plan for this area are to stabilize existing housing stock, provide for new types of housing, adaptive reuse and rehabilitation of historic buildings, development of a day care center, and major upgrades of the area's deteriorated infrastructure. Additional needs include reduction in crime and attracting quality development.
	<b>What are the opportunities for improvement in this target area?</b>	City housing rehabilitation, code compliance, and Lead-Safe Housing Assistance Programs are active in the area.
	<b>Are there barriers to improvement in this target area?</b>	None that are known at this time. Certain work in the target area may encounter possible historic barriers that would be determined in the environmental review.
5	<b>Area Name:</b>	Phillips Avenue
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Commercial
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Phillips Avenue target area encompasses 14 acres designated as a redevelopment area in 1990. This area is located south of Phillips Avenue and west of Lombardy Street.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This target area has a 2014 population of 34 people in 15 households. Average household size is 2.27. Approximately 12% of dwelling units in the area are vacant, while 29% of occupied units are home to owner-occupants. Median household income is \$22,648. Median home value is \$100,000.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This target area was originally identified in 1990. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.	

	<b>Identify the needs in this target area.</b>	The objectives of the adopted redevelopment plan for this area are the removal of substandard buildings and blight, improve the street layout and revise land uses.
	<b>What are the opportunities for improvement in this target area?</b>	The Redevelopment Commission of Greensboro owns 10 acres in this area formerly operated as a quarry. A portion of this site has been proposed as an urban farm.
	<b>Are there barriers to improvement in this target area?</b>	No
<b>6</b>	<b>Area Name:</b>	South Elm
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The South Elm target area encompasses 10 acres designated as a redevelopment area in 2007. This area lies on both sides of South Elm Street, East Lee Street and East Bragg Street.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This target area has no population or households.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This target area was originally identified in 2007. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.
	<b>Identify the needs in this target area.</b>	The adopted redevelopment plan for this area describes a range of infrastructure improvements needed to create a vibrant, mixed use area.
	<b>What are the opportunities for improvement in this target area?</b>	Improvements are planned to streets and sidewalks, construction of a greenway segment, and the storm sewer within the target area.

	<b>Are there barriers to improvement in this target area?</b>	None that are known at this time. Certain work in the target area may encounter environmental barriers based on an exact location and activity that would be determined in the environmental review.
7	<b>Area Name:</b>	Willow Oaks
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Willow Oaks target area encompasses 250 acres designated as a redevelopment area in 2000. This area is situated on both sides of US 29, including properties generally located between East Market Street and East Lee Street.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This target area has a 2014 population of 1,833 people in 797 households. Average household size is 2.25. Approximately 15% of dwelling units in the area are vacant, while 21% of occupied units are home to owner-occupants. Median household income is \$22,466. Median home value is \$109,231.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This target area was originally identified in 2000. Citizen participation indicates a continued interest in implementing the recommended actions of the adopted Redevelopment Plan.
<b>Identify the needs in this target area.</b>	The objectives of the adopted redevelopment plan for this area are to remove substandard buildings, eliminate blight, rehabilitate existing homes, and construction of new homes and apartments. To date, 210 rental units and 100 single family homes have been constructed.	
<b>What are the opportunities for improvement in this target area?</b>	An additional 150 single family homes remain to be constructed, along with a commercial village center.	
<b>Are there barriers to improvement in this target area?</b>	Housing market forces continue to impact construction of new for-sale residences in this area.	



## **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

The Target Areas selected are the focus of long-term redevelopment projects. The City of Greensboro is committed to supporting these redevelopment efforts and will continue to focus programs to these neighborhoods.

The City of Greensboro has also completed the Greensboro Affordable Housing Plan, Housing GSO, which establishes housing and neighborhood development priorities for the next 10 years. This focuses on recommendations for housing affordability and revitalization for neighborhoods to support low-to-moderate income households and leverage funding sources to increase impacts. The priorities identified in Housing GSO will be supported through the activities outlined in the Strategic Plan and Action Plan.

Additionally, funds will be invested throughout the City of Greensboro and the Consortium Area for projects and programs that provide outcomes in support of the city's 2020-2024 Consolidated Plan goals. This includes the supplemental allocations of CARES Act funding Greensboro received to prevent, prepare for, and respond to the Coronavirus.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 58 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Affordability & Access
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area EMSA
	<b>Associated Goals</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment
	<b>Description</b>	With 47,345 (59%) of the area's low to moderate income households experiencing housing cost burden of 30% or more, affordability of, and access to, housing is clearly a priority need.
	<b>Basis for Relative Priority</b>	The provision of safe, affordable housing is based on existing policy and community need.
2	<b>Priority Need Name</b>	Job Growth & Access

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area EMSA
<b>Associated Goals</b>	Expand Economic Opportunities
<b>Description</b>	With a 2017 unemployment rate of 6.5% (compared to the national average of 4.1%), and an area household median income that is 27% below the nationwide median of \$61,372, increasing the number of jobs paying a living wage, especially those available to persons with a high school education or less, is a priority need.

	<b>Basis for Relative Priority</b>	Improving access to living wage jobs is based on existing policy and community need.
<b>3</b>	<b>Priority Need Name</b>	Quality Living Environments
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area EMSA
	<b>Associated Goals</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment

	<b>Description</b>	<p>Approximately 10% of Greensboro's population resides in Census Block Groups that meet the definition for Racially Concentrated Areas of Poverty or Near Racially Concentrated Areas of Poverty.</p> <p>Most affordable housing units and other subsidized housing in Greensboro continues to be located in predominantly lower income and minority populated areas. There is a need to disperse new federally assisted units in order to decrease the concentration of affordable housing units in RCAPs, Near-RCAPs, and other predominantly Low- to Moderate- Income areas.</p>
	<b>Basis for Relative Priority</b>	Promoting a suitable living environment is based on existing policy and community need.
4	<b>Priority Need Name</b>	Homelessness Services
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p>
	<b>Geographic Areas Affected</b>	<p>Consortium Area</p> <p>EMSA</p>
	<b>Associated Goals</b>	<p>Increase the Supply of Decent Affordable Housing</p> <p>Expand Economic Opportunities</p>

<b>Description</b>	In Greensboro, an estimated 586 persons (0.2% of the city's population) experience homelessness at a given time. Implementation of the Guilford County 10-year Plan to End Chronic Homelessness has been effective in reducing the number of persons facing homelessness. However, because the impacts of homelessness are particularly devastating to those affected, homelessness services continue to be a priority need.
<b>Basis for Relative Priority</b>	The provision of services to reduce homelessness is based on existing policy and community need.

## 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
Tenant Based Rental Assistance (TBRA)	The City will evaluate the percentage of cost-burdened households that cannot find safe and affordable housing and the capacity of rental-assistance services serving cost-burdened households and may determine a need to stand up a TBRA program. Greensboro will consider the requirements and capacity needs to manage TBRA when evaluating activities as part of annual action plans.
TBRA for Non-Homeless Special Needs	The City will evaluate the percentage of cost-burdened special needs households that cannot find safe and affordable housing and consult supportive services to determine the need of these households, as necessary, as part of any consideration to stand up a TBRA program. Greensboro will consider the requirements and capacity needs to manage TBRA for special needs households when evaluating activities as part of annual action plans.
New Unit Production	The number of available affordable units for each income level does not meet the need for those in need of rental or single-family housing. While the need continues to be greater than resources available to provide the number of units to meet the demand, Greensboro will continue to use local and federal funding to encourage affordable multi-family development across the city. The city will continue to evaluate the need for affordable housing and support new unit production as resources and organizational capacity allow.
Rehabilitation	As housing stock continues to age, the city may need to increase funding for rehabilitation work if it begins to impact the median price of homes. While new subdivisions are in progress around the perimeter of the city, the older neighborhoods will need to retain residents and maintain the home values. If the older and more central areas of the city experience a decline in housing values, population, or see a rise in code violations, Greensboro will evaluate its rehabilitation program efforts to ensure the repairs are making impacts where most needed.
Acquisition, including preservation	The City of Greensboro may consider an increase in acquisition of properties in neighborhoods and redevelopment areas where infill is necessary to correct blight and encourage revitalization. Acquisition would be considered when resources allow for the property to be repaired and sold to support homeownership within a short time period.

**Table 59 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City of Greensboro analyzed its allocations from the previous Consolidated Plan years and is projecting allocation amounts to remain consistent from 2020 to 2024 for CDBG, HOME and ESG. As resources are announced from year to year, estimates will be adjusted to better reflect actuals for activities carried out in annual action plans.

The City has been notified that its allocation for HOPWA will be increasing in years two and three (program years 2021 and 2022) of this plan and the total expected amount for the Consolidated Plan period reflects the increase through year five.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	2,260,258	150,000	0	2,410,258	9,641,032	Primarily directed to redevelopment area infrastructure, housing rehabilitation and homelessness prevention services.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,820,790	100,000	0	1,920,790	7,683,160	Primarily directed to production and rehabilitation of affordable rental and owner properties and homebuyer assistance.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	533,970	0	0	533,970	3,537,922	Primarily directed to housing voucher and care services for persons living with HIV/AIDS based on HOPWA funding projections over the next five years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	195,930	0	7,533	203,463	776,187	Primarily directed to homelessness prevention.

**Table 60 - 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**

Federal funds will leverage additional resources from private and eligible public investments through bank or other program loans, locally designated housing funds, eligible tax credits, grant or equity contributions and other services or program costs. Match credits will be obtained primarily from 1) non-profit project sources including in-kind labor, materials, donations, grants and services, 2) non-federal tenant based rental assistance that meets qualifying criteria, 3) value of waived capacity use fees, 4) related City or County infrastructure investments, 5) eligible housing counseling services, or 6) other local investment in qualifying affordable housing.

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

The City, the Redevelopment Commission, and the Greensboro Housing Development Partnership together control 210 parcels consisting of over 51 acres distributed through the geographic target areas. These properties are available for disposition and use in addressing the needs identified in this Consolidated Plan.

**Discussion**

The anticipated resources reflect Greensboro's current expectations for both funding and programmatic focus for the next five years.

## 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
Central Carolina Health Network	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Partners Ending Homelessness	Continuum of care	Homelessness	Jurisdiction
Redevelopment Commission of Greensboro	Redevelopment authority	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Greensboro Housing Development Partnership	Non-profit organizations	Homelessness Ownership Rental neighborhood improvements	Jurisdiction
Community Foundation of Greater Greensboro	Philanthropic organization	Homelessness Ownership Planning Rental	Jurisdiction
GREENSBORO HOUSING COALITION	Non-profit organizations	Homelessness Ownership Planning Rental	Jurisdiction

**Table 61 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

A major gap in the Institutional Delivery System is the shortage of safe and affordable housing. This gap extends into the availability of emergency shelters for women with children, those who do not have a specific barrier (ex. Veteran, substance abuser, etc.), returning citizens, youth transitioning into adulthood, and those with severe and persistent mental illness. Another weakness in the delivery system is the complexity and non-streamlined process involved in qualifying for services, which can

require an at-risk household or person experiencing homelessness to navigate several different systems. There exists a wide array of services available in the community; however basic barriers such as lack of transportation prohibit many from accessing these services.

A further analysis using data from ESRI’s Community Analyst provides additional insight into the ability of low income households to afford the combined costs of housing and transportation. This analysis considered the circumstances of a hypothetical family of 4 with an annual income of 200 percent of the national poverty level (\$49,400), who could afford to spend no more than 45 percent of their income (\$22,140) on housing plus transportation. Looking at the average expenditures for housing and transportation by households in Greensboro at the Census Tract level, this family would find that there are 35 Tracts where the average combined housing and transportation costs are within their means. Those 35 Tracts are home to 44.8 percent of Greensboro households.

The City of Greensboro and partnering agencies have begun to combat these gaps by allowing multiple points of access for people who are near, experiencing, or transitioning out of homelessness. A Coordinated Entry System is currently being developed and will help partners identify client needs more quickly and accurately. Limited resources restrict the volume of families and individuals that can be served. However, the use of a holistic approach in assisting those in need, combined with the coordination of services provided by committed partners enhances the ability to serve the diverse segments of homeless populations; including the chronically homeless, families, unattended youth and veterans.

**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	X	
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X

<b>Supportive Services</b>			
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
	X	X	X

**Table 62 - 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)**

Greensboro has multiple service providers that offer emergency shelter, rapid re-housing assistance, and support services, for families with children, single adults and those with special needs. Additionally, many agencies provide services that help clients develop job skills and assist with job searches. Specialized services are provided for different sectors within the homeless population. Emergency shelters serving unaccompanied youth, ages 11 to 17, provide services including: 24-hour emergency crisis response, crisis counseling, case management, and advocacy. Each child is assessed for mental health, medical, and dental needs. Educational needs are met through Guilford County Schools or via onsite academic support at the shelter.

**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**

Despite having multiple service providers across the city, challenges persist with availability and operations of emergency shelters. Many providers maintain a waiting list, particularly during the winter months when shelters remain at capacity and have limited options to provide those seeking a bed. Additionally, emergency shelters are operated at traditional hours, and only offer sleeping accommodations at night. Homeless advocates that participated in the outreach commented that those working graveyard or swing shifts struggle to find a place to sleep during the day.

For rental housing, the availability of safe and affordable housing continues to be a challenge. Section 8 vouchers are not universally accepted and those with the vouchers struggle to find affordable housing that meets their need and accepts payments from subsidy programs.

Partner agencies within the Continuum of Care are becoming more interactive and better able to respond to the needs of persons experiencing homelessness and special needs populations. As coordinated entry is put into use and becomes the standard practice, service gaps and challenges will be easier to identify and address over time.

**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**

All persons experiencing a housing crisis will access supportive services through the Coordinated Entry System. The first step will be identifying any safe and appropriate resources or solutions within the homeless service provider network. Research tells us 20 to 25 percent of households can be successfully diverted away from emergency shelters. If shelter diversion is not successful, a household will be assisted in receiving an appropriate emergency shelter placement. If appropriate emergency shelter is not available, they will be screened using an assessment tool adopted by the system to be placed into the Coordinated Entry System to access housing resources (if appropriate).

Once at an Emergency Shelter the household will be initially encouraged to find housing options on their own. Data (both locally and nationally) tell us many people find their own way out of homelessness if given options when entering a shelter. Limited resources are better spent on households that cannot work their way out of their own crisis. If housing is not found, the household will be assessed to measure their "Acuity Level" and support for their needs: A) Supportive Housing Program (highest acuity levels); B) Rapid Re-housing (moderate acuity levels); or C) No assistance - continue to encourage and provide assistance so households can find housing on their own. Households will be placed onto a priority list where their scores are compared with all the other assessments. The households with the highest scores, or highest acuity, will have higher priority for the available housing resources.

Specialized programs continue to be in place within the community to serve special populations if a long-term, high-need household needs this level of support (i.e., Domestic Violence, Addiction Recovery). These programs will continue to focus on returning households to stable housing quickly, while providing supports in the community.

An increased investment in safe, affordable housing by public and private partnerships, based on the results of this plan, will provide Greensboro with the means to continue addressing the needs of residents demonstrated by the data presented in the Needs Assessment, the Greensboro Affordable Housing Plan, and from community engagement. As more affordable housing is developed, the burden of the homeless service system will be lessened. Investments in coordination with service providers to meet special needs and homeless populations' needs will allow Greensboro to continue to be strategic with its community development resources.

## 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	Increase the Supply of Decent Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area HOPWA EMSA	Housing Affordability & Access Quality Living Environments Homelessness Services	CDBG: \$4,526,705 HOPWA: \$4,071,892 HOME: \$4,386,875 ESG: \$972,117	Rental units constructed: 300 Household Housing Unit  Rental units rehabilitated: 5 Household Housing Unit  Homeowner Housing Added: 5 Household Housing Unit  Homeowner Housing Rehabilitated: 60 Household Housing Unit  Tenant-based rental assistance / Rapid Rehousing: 670 Households Assisted  Homeless Person Overnight Shelter: 6300 Persons Assisted  Homelessness Prevention: 500 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Promote a Suitable Living Environment	2020	2024	Non-Housing Community Development	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area	Housing Affordability & Access Quality Living Environments	CDBG: \$3,042,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 210 Households Assisted  Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted  Facade treatment/business building rehabilitation: 10 Business  Other: 20 Other
3	Expand Economic Opportunities	2020	2024	Affordable Housing Non-Housing Community Development More equitable access to employment, capital, credit, and wealth building	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area	Job Growth & Access Homelessness Services	CDBG: \$1,868,196 HOME: \$1,750,000	Direct Financial Assistance to Homebuyers: 230 Households Assisted  Other: 10 Other

Table 63 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase the Supply of Decent Affordable Housing
	<b>Goal Description</b>	<p>Strategies include:</p> <ul style="list-style-type: none"> <li>A) Assist homeless persons obtain affordable housing.</li> <li>B) Assist persons at risk of becoming homeless.</li> <li>C) Retain the affordable housing stock.</li> <li>D) Increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of: race, color, religion, sex, national origin, familial status, or disability.</li> <li>E) Increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence.</li> <li>F) Provide affordable housing that is accessible to job opportunities.</li> </ul>
2	<b>Goal Name</b>	Promote a Suitable Living Environment
	<b>Goal Description</b>	<p>Strategies include:</p> <ul style="list-style-type: none"> <li>A) Improve the safety and livability of neighborhoods.</li> <li>B) Eliminate blighting influences and the deterioration of property and facilities.</li> <li>C) Increase access to quality public and private facilities and services.</li> <li>D) Reduce the isolation of income groups within areas through spatial deconcentrating of housing opportunities for lower income persons.</li> <li>E) Reduce the isolation of income groups within areas through the revitalization of deteriorating neighborhoods.</li> <li>F) Identify and coordinate opportunities to increase transit access with housing developments.</li> <li>F) Restore and preserve properties of special historic, architectural, or aesthetic value.</li> <li>G) Conserve energy resources and increase use of renewable energy resources.</li> </ul>

3	<b>Goal Name</b>	Expand Economic Opportunities
	<b>Goal Description</b>	<p>Strategies include:</p> <p>A) Increase job creation and retention.</p> <p>B) Establish, stabilize and expand small businesses (including microbusinesses).</p> <p>C) Improve provision of public services concerned with employment.</p> <p>D) Increase provision of jobs to low-income persons living in areas affected by those programs and activities.</p> <p>E) Increase provision of jobs resulting from carrying out activities under programs covered by the plan.</p> <p>F) Improve and promote availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices.</p> <p>G) Improve access to capital and credit for development activities that promote the long-term economic and social viability of the community.</p> <p>H) Promote empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.</p>

**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)**

According to CHAS population estimates, 42 percent (63,105) of Greensboro households earn 80 percent or less AMI. The jurisdiction estimates it will provide affordable housing to the following numbers of extremely low-income, low-income, and moderate-income families:

- 1,749 extremely low-income families based on 50% of Area Median Income
- 5,165 low-income families based on 65% of Median Area Income
- 1,416 moderate-income families based on 80% of Median Area Income

## **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 Greensboro Housing Authority (GHA) administers 2,843 Public Housing units throughout the city, as well as 4,053 households receiving or requesting a Section 8 Tenant Based Rental Assistance Voucher (Housing Choice).<sup>14</sup> Based on information provided by GHA, the general needs of tenants and applicants include:

- A greater supply of available units
- A greater supply of 3 to 4-bedroom units for families
- Greater variety in the selection of possible locations for available housing

The needs of tenants and applicants generally reflect the housing needs of the greater community, where demand is currently outpacing supply of available affordable units. GHA has plans to expand facilities and units over the long-term to provide units in all sections of the city.

### **Activities to Increase Resident Involvements**

The City of Greensboro will continue to engage with GHA as the housing authority plans new developments or to refurbish current units to ensure residents are provided opportunities to be involved and give feedback.

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

No

### **Plan to remove the 'troubled' designation**

No. GHA was evaluated in 2011 and was considered a high performer.

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<sup>14</sup> Refer to NA-35, Table 22

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

The 2019 Analysis of Impediments to Fair Housing Choice (AI) identified public policies and regulations that influence segregation and integration, concentrations of poverty and disparity of access to community assets.

The Greensboro Land Development Ordinance presents specific barriers to an adequate supply of affordable fair housing accessible by protected classes, including:

- Requiring a siting buffer on social service facilities;
- Lacking provision for eligible persons with disabilities to request reasonable modification from any provision in the zoning ordinance; and
- Allowing Single-Room Occupancy (SRO) units by right only in a select number of cases.

The AI also identified a range of community circumstances that could be influenced by public policy:

- An inadequate supply of decent, affordable housing for low- and moderate-income households, including affordable housing that is accessible to persons with disabilities;
- A rise in fair housing complaints based on a disability or natural origin;
- The concentration of assisted housing in low- and moderate- income census tracts; and
- Public transportation system provides low-income residents with poor access to areas of high employment opportunities and community assets.

The City of Greensboro is committed to reviewing and resolving these policy barriers.

The City of Burlington's 2020 AI also examined a number of areas in which barriers to the development of affordable housing might exist. The barriers identified in the Burlington AI are described in the attached City of Burlington 2020-2024 Consolidated Plan.

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

Greensboro has identified several strategies to address and resolve policy barriers to affordable housing, as specified below:

#### **1. Homebuyer Down Payment Assistance Program/Workforce Housing Initiative**

The Homebuyer Down Payment Assistance (DPA) Program provides assistance to low- and moderate-income persons and families for the purchase of a home to be used as the primary residence. Eligible homeowners may receive up to \$10,000 for down payment and closing cost assistance in any area within Greensboro's limits as a five-year, forgivable loan at zero percent interest. The loan is forgiven at 20 percent for each full year the buyer lives in the home, fully forgiven after five years.

The Workforce Housing Initiative bond project funding can be used in a variety of ways to support affordable homeownership, including property acquisition, rehabilitation and energy efficiency. To date, these funds have been used almost exclusively to fund DPA. Bond funding allows the City to assist a greater variety of households than it can leveraging federal funding, at higher income thresholds and with purchase of older properties.

HOME funds leverage the Workforce Housing Initiative bond investment to support LMI families obtain homeownership. As part of neighborhood revitalization efforts in Housing GSO, the City will consider steps to improve the outreach to LMI households for the program and the potential for support in target areas.

## **2. Multifamily Affordable Housing Development**

The Multifamily Affordable Housing Development Program provides loans to assist affordable housing developers with building and/or rehabilitating affordable multifamily units. Program funds provide gap financing for developers of properties containing eight or more units. Eligible non-profit developers receive 0% interest rates, and for-profit developers receive below-market interest rates of 1% or higher. The City releases a competitive RFP for securing funds on an annual basis, and applications are reviewed and forwarded to the Planning Board for a recommendation to City Council. The Council then approves final decisions for each project's request for funding.

The City plans to expand its development investments through opportunities that support deeper affordability, and improving partnerships between the City, GHA, developers, and investors.

## **3. Housing Rehabilitation Program**

The City of Greensboro operated a number of separate housing rehabilitation programs under the 2015-2019 Consolidated Plan to provide housing rehabilitation services to owner-occupants with various housing repair needs (from rehabilitation, to emergency repairs, to accessibility improvements), and to protect the quality of the housing stock in Greensboro neighborhoods. Based on the needs assessment and Housing GSO report, the City knows there is a continued need for housing rehabilitation and repair programming. The City plans to streamline its housing rehabilitation programs to provide a better intake process for homeowners, increase city staff capacity, and to scale program impacts. Rehabilitation programs continued to be offered for owner-occupied and rental units, and may include programs such as:

- Citywide Homeowner Housing Rehabilitation – Designed to help low- and moderate-income homeowners repair their homes. Offers a maximum of \$60,000 in funding through a deferred loan at 0% interest for those at and below 50% AMI, and a 20-year repayment loan at 3% interest for those earning between 50% and 80% AMI.
- Rental Housing Improvement – Designed to offer landlords of rental properties of seven units or less low-interest loans to rehabilitate their property. Offers a maximum of \$20,000 in funding as

a 20-year repayment loan at three percent interest, deferred for 36 months. Offers an incentive grant, up to \$2,000, for properties that are currently vacant.

## **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**

Outreach activities are coordinated through the Interactive Resource Center (IRC), a day shelter for homeless persons located in Greensboro. A PATH team performs targeted outreach activities, with a focus of providing coordinated intake services through the IRC and Housing Hotline. Taking a housing-first approach, teams have identified and begun working with chronically homeless individuals to place them into housing and provide supportive services.

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

The City of Greensboro has traditionally funded a portion of local emergency and transitional shelter facilities operated by numerous qualified agencies. Program monitoring and financial review services provided by the City establish accountability for other funders to use in their decision-making processes.

Initiatives funded from other local sources include the Winter Emergency shelters at various Greensboro religious congregations. The Winter Emergency (WE) Shelter program provides temporary shelter beds, as a supplement to the more permanent shelter facilities.

### **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.**

Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living is a key element of the Guilford County 10-Year Plan to End Chronic Homelessness and is a cornerstone of the strategic direction of the Continuum of Care. The City is committed to working in partnership with the Continuum of Care service providers to eliminate homelessness through the implementation of housing first initiatives and rapid rehousing.

### **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**



A cost-effective and minimally disruptive way to prevent episodic homelessness is to stabilize people who are at risk of losing housing by providing access to supportive services that are needed to help individuals and households reach and sustain self-sufficiency. This approach is guided by an analysis of indicators that often lead to homelessness so high-priority households may be identified and provided services. The City continues to work in coordination with the Continuum of Care in its rapid rehousing efforts to reach those households at risk.

In April 2020, HUD allocated special funds to the City of Greensboro, as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). CARES Act supplemental funding for CDBG-CV, ESG-CV, and HOPWA-CV, in the amount of \$2,082,964, was programmed in the 2019-2020 Annual Action Plan by way of a Substantial Amendment in May 2020. A second wave of ESG-CV funds, in the amount of \$1,880,847, was allocated to the City of Greensboro in June 2020. These funds, and any additional CARES Act funds, will be programmed in the 2019-2020 Annual Action Plan by way of substantial amendments.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

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

The City of Greensboro has received more than \$5 million to reduce lead hazards in more than 1,000 pre-1980 homes. Due to the number of housing units within Greensboro built before 1980, 45 percent of the City's total housing stock poses unknown levels of lead-based paint hazard risk to their occupants. The lead hazard reduction work has provided testing, and remediation or abatement to pre-1980 homes with lead present to increase the number of housing units without lead-based paint hazards.

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

With almost half of all housing in the city posing a risk to lead exposure, Greensboro is devoting a high level of resources to abate and remove lead-based paint hazards from eligible properties and provide information to residents on how to limit exposure to lead.

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

Lead-based paint impacts are considered in all housing rehabilitation programs. Cases involving children with elevated lead-blood levels are given the highest priority.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

As discussed under NA-10, the 2019 Point-in-Time Count determined the top reasons an individual may become precariously housed were:

1. Unemployment,
2. Unable to find affordable housing,
3. Evicted/Unable to pay rent,
4. Divorce/Family break up, and
5. Substance/Alcohol abuse/Disability.

While these causes of homelessness point to problems with complex solutions that take prolonged periods of time to address, the City of Greensboro's programs aim to reduce the number of poverty-level families over the long-term. In order to move households out of poverty and into greater stability, efforts need to meet the immediate needs of the family as well as coordinate longer term supportive services to not only maintain housing but increase successes for overcoming the common reasons for poverty and homelessness.

Greensboro recently completed its Analysis of Impediments to Fair Housing Choice and an Affordable Housing Plan, Housing GSO, to determine barriers to housing and build a portfolio of options for leveraging federal and local funding to increase housing affordability through rental supports, affordable housing development, and neighborhood revitalization. The City will use its available resources to strategically incorporate the Housing GSO recommendations to meet the needs of those precariously housed with the goal of reducing the gap of available affordable units for low- and extremely-low income households.

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

The City manages short-term rental assistance programs (rapid re-housing, homelessness prevention) to address immediate, short-term housing needs for eligible households, and homeowner and rental rehabilitation programs to maintain current affordable housing stock. These programs address immediate needs for housing and keep households from living in units that may present health and safety issues and are falling into disrepair.

A long-term effort to reduce the number of families in poverty or at risk of homelessness means providing an increase in affordable housing options and paths to housing stability. Initiatives through the City may include subsidies for affordable housing development to increase rental housing options and strategic infill projects to maintain neighborhoods and increase homeownership opportunities, along with down payment assistance and homeownership counseling services.

Additionally, the City of Greensboro supports employment and training through the Office of Workforce Development, as part of the Greensboro/High Point/ Guilford County Workforce Development Board. The Office of Workforce Development helps to manage the NCWorks Career Center, which provides individuals seeking education and employment opportunities with the resources they need. The City also coordinates with the Greensboro Interactive Resource Center and other service providers to outreach to the community and address economic opportunities for low-to-moderate income individuals.

### *Section 3 Hiring Policies*

All contract and subcontracts awarded on Section 3 covered projects through Neighborhood Development's programs must be reported in aggregate on a Section 3 Summary Report. Documentation of the status of Section 3 Businesses will need to be renewed annually. All contractors are required to submit annually Section 3 Business Certification and Section 3 reports describing the efforts they have made to provide job training, employment, and subcontracting opportunities to low- and very low-income residents.

For all businesses reported as being Section 3 businesses, documentation of their status will be retained in the contractor's file and applicable project files. Each recipient (and their covered contractors, subcontractors, or sub-opportunities resulting from the expenditure of covered funding.

In April 2020, HUD allocated special funds to the City of Greensboro, as authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). CARES Act supplemental funding for CDBG-CV, ESG-CV, and HOPWA-CV, in the amount of \$2,082,964, was programmed in the 2019-2020 Annual Action Plan by way of a Substantial Amendment in May 2020. A second wave of ESG-CV funds, in the amount of \$1,880,847, was allocated to the City of Greensboro in June 2020. These funds, and any additional CARES Act funds, will be programmed in the 2019-2020 Annual Action Plan by way of substantial amendments.

## **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**

Specific measures of units produced, or persons assisted are included in each Annual Action Plan, which is developed in direct relation to the Principles, Goals, Strategic Actions, and Intended Results of the Consolidated Plan. Standards and procedures for monitoring specific program area included in each year's Annual Action Plan.

Each program year, achievements are reviewed and evaluated. The results of this review and evaluation are presented in the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER includes a summary of each active project, with financial data and annual outcomes. The CAPER includes a self-evaluation section to review progress towards five-year targets, discussion of barriers to progress, and discussion of new opportunities.

A key monitoring tool is the Analysis of Impediments to Fair Housing Choice. Greensboro updates this analysis every five years, which enables the City to proactively identify and seek solutions to institutional, cultural, regulatory, and housing industry discrimination within the City of Greensboro.

Every agency that receives HOME, ESG, CDBG, or other program funding is required to establish its own output and outcome measures and targets. Performance monitoring activities include routine assessment and technical assistance rendered by staff to sub-recipients. Improvements to the monitoring process occur on an ongoing basis.

All CDBG sub-recipients enter into contractual agreements with the City of Greensboro, which includes a detailed scope of services with measurable objectives. The general federal provisions, along with the appropriate OMB Circulars, are included in contractual agreements to ensure compliance. The budget line items must be reflective of the goals and objectives. Prior to contract awards, sub-recipients' internal programmatic and fiscal management policies, are reviewed for compliance.

Sub-recipients provide periodic reports on their achievement of contractual objectives. Annual site visits ensure performance of program activities and are supplemented by on-going fiscal and programmatic oversight. In addition, each request for payment is carefully reviewed for compliance with sub-recipient's program targets. A final evaluation is performed at the end of the contract period.

The HOME program regulations at 24 CFR 92.254(a)(5)(i)(B) allow grantees to develop a presumption of affordability for neighborhoods where HOME-subsidized homeownership assistance is provided. Properties in neighborhoods with modest housing values that are affordable to HOME-eligible applicants through conventional financing are not required to carry resale restrictions under a

presumption of affordability. The City of Greensboro will continue its housing and affordability planning efforts by conducting affordability studies to support ongoing HOME-financed housing activities for the Eastside Park, Ole Asheboro, and Greater Glenwood neighborhoods. Prior plans related to these areas are on file at the City's Neighborhood Development Department and are maintained for historical reference and outcome tracking. The market analysis for these neighborhoods supports HOME-funded housing development and homeownership assistance.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Greensboro analyzed its allocations from the previous Consolidated Plan years and is projecting allocation amounts to remain consistent from 2020 to 2024 for CDBG, HOME and ESG. As resources are announced from year to year, estimates will be adjusted to better reflect actuals for activities carried out in annual action plans.

The City has been notified that its allocation for HOPWA will be increasing in years two and three (program years 2021 and 2022) of this plan and the total expected amount for the Consolidated Plan period reflects the increase through year five.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	2,260,258	150,000	0	2,410,258	9,641,032	Primarily directed to redevelopment area infrastructure, housing rehabilitation and homelessness prevention services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,820,790	100,000	0	1,920,790	7,683,160	Primarily directed to production and rehabilitation of affordable rental and owner properties and homebuyer assistance.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	533,970	0	0	533,970	3,537,922	Primarily directed to housing voucher and care services for persons living with HIV/AIDS based on HOPWA funding projections over the next five years.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	195,930	0	7,533	203,463	776,187	Primarily directed to homelessness prevention.

**Table 64 - Expected Resources – Priority Table**

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

Federal funds will leverage additional resources from private and eligible public investments through bank or other program loans, locally designated housing funds, eligible tax credits, grant or equity contributions and other services or program costs. Match credits will be obtained primarily from 1) non-profit project sources including in-kind labor, materials, donations, grants and services, 2) non-federal tenant based rental assistance that meets qualifying criteria, 3) value of waived capacity use fees, 4) related City or County infrastructure investments, 5) eligible housing counseling services, or 6) other local investment in qualifying affordable housing.

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

The City, the Redevelopment Commission, and the Greensboro Housing Development Partnership together control 210 parcels consisting of over 51 acres distributed through the geographic target areas. These properties are available for disposition and use in addressing the needs identified in this Consolidated Plan.

**Discussion**

The anticipated resources reflect Greensboro's current expectations for both funding and programmatic focus for the next five years.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the Supply of Decent Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area HOPWA EMSA	Housing Affordability & Access Quality Living Environments Homelessness Services	CDBG: \$905,341 HOPWA: \$533,970 HOME: \$877,375 ESG: \$203,463	Rental units constructed: 60 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 134 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 1260 Beds Homelessness Prevention: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Promote a Suitable Living Environment	2020	2024	Non-Housing Community Development	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area	Housing Affordability & Access Quality Living Environments	CDBG: \$608,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 42 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Facade treatment/business building rehabilitation: 2 Business Other: 4 Other
3	Expand Economic Opportunities	2020	2024	Affordable Housing Non-Housing Community Development More equitable access to employment, capital, credit, and wealth building	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area	Job Growth & Access Homelessness Services	CDBG: \$444,365 HOME: \$350,000	Direct Financial Assistance to Homebuyers: 46 Households Assisted Other: 1 Other

Table 65 – Goals Summary

### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Increase the Supply of Decent Affordable Housing
<b>2</b>	<b>Goal Name</b>	Promote a Suitable Living Environment
<b>3</b>	<b>Goal Name</b>	Expand Economic Opportunities

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The following list identifies the individual projects recommended for the FY2020-2021 project year. This serves as the activity descriptions for the Annual Plan and illustrates the relationship of funding and activities to the 2020-2024 Consolidated Plan.

#	Project Name
1	FY20/21 - Greensboro Administration
2	FY20/21 - Housing Rehabilitation
3	FY20/21 - Housing Development
4	ESG20 - Greensboro
5	FY20/21 - CDBG Homelessness Prevention
7	FY20/21 - HOPWA Grant
8	FY20/21 - Guilford County Consortium Activities
9	FY20/21 - City of Burlington Consortium Activities
10	FY20/21 - Alamance County Consortium Activities
11	FY20/21 - Redevelopment
12	FY20/21 - Public Services
13	FY20/21 - Section 108 Loan Repayment
14	FY20/21 - Neighborhood Reinvestment
15	FY20/21 - Homebuyer Assistance

**Table 66 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Projects are recommended and selected based on the Consolidated Plan goals of promoting a suitable living environment, increasing the supply of decent affordable housing, and expanding economic opportunities. Allocations are invested geographically as a result of the Housing GSO report recommendations and prior community development efforts to meet underserved populations and address housing and infrastructure needs in low-income areas.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	FY20/21 - Greensboro Administration
	<b>Target Area</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment Expand Economic Opportunities
	<b>Needs Addressed</b>	Housing Affordability & Access Job Growth & Access Quality Living Environments Homelessness Services
	<b>Funding</b>	CDBG: \$452,052 HOME: \$125,264
	<b>Description</b>	Administration and planning to operate the CDBG and HOME programs.
	<b>Target Date</b>	6/20/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Admin Activity
	<b>Location Description</b>	The City of Greensboro
	<b>Planned Activities</b>	Administration and planning to operate the CDBG and HOME programs.
<b>2</b>	<b>Project Name</b>	FY20/21 - Housing Rehabilitation
	<b>Target Area</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments



	<b>Funding</b>	CDBG: \$585,341
	<b>Description</b>	Citywide Housing Rehabilitation Program, including owner-occupied repairs, Lead Safe Housing Program Match, and Healthy Homes Emergency Repair.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 12 low- moderate-income families
	<b>Location Description</b>	The City of Greensboro
	<b>Planned Activities</b>	Single family rehabilitation and repair to provide decent affordable housing.
<b>3</b>	<b>Project Name</b>	FY20/21 - Housing Development
	<b>Target Area</b>	Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	HOME: \$877,375
	<b>Description</b>	Multi-family and Single-family housing development
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 60 low- moderate-income households
	<b>Location Description</b>	City of Greensboro
	<b>Planned Activities</b>	Housing development for decent housing and affordability.
<b>4</b>	<b>Project Name</b>	ESG20 - Greensboro
	<b>Target Area</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing

	<b>Needs Addressed</b>	Homelessness Services
	<b>Funding</b>	ESG: \$879,084
	<b>Description</b>	Rapid rehousing to provide case management services, deposit/rental assistance, and other eligible services as needed to keep individuals and families from experiencing homelessness.  Includes 2020-2021 ESG (\$195,930) and 2019 ESG-CV (\$675,621) funding.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 extremely - low-income households will be served
	<b>Location Description</b>	City of Greensboro
	<b>Planned Activities</b>	Rapid rehousing to provide case management services, deposit/rental assistance, and other eligible services as needed to keep individuals and families from experiencing homelessness.  Includes 2020-2021 ESG (\$195,930) and 2019 ESG-CV (\$675,621) funding.
<b>5</b>	<b>Project Name</b>	FY20/21 - CDBG Homelessness Prevention
	<b>Target Area</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing
	<b>Needs Addressed</b>	Homelessness Services
	<b>Funding</b>	CDBG: \$320,000
	<b>Description</b>	Homelessness prevention activities
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,360 extremely low- and low-income households
	<b>Location Description</b>	City of Greensboro
	<b>Planned Activities</b>	Shelter and emergency assistance for people to attain/retain affordable housing.
6	<b>Project Name</b>	FY20/21 - HOPWA Grant
	<b>Target Area</b>	HOPWA EMSA
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing
	<b>Needs Addressed</b>	Housing Affordability & Access
	<b>Funding</b>	HOPWA: \$533,970
	<b>Description</b>	
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 104 low-income households living with HIV/AIDS
	<b>Location Description</b>	HOPWA EMSA
	<b>Planned Activities</b>	Short term rent, mortgage/utility payments, and TBRA.
7	<b>Project Name</b>	FY20/21 - Guilford County Consortium Activities
	<b>Target Area</b>	Consortium Area
	<b>Goals Supported</b>	Expand Economic Opportunities
	<b>Needs Addressed</b>	Housing Affordability & Access
	<b>Funding</b>	HOME: \$165,196
	<b>Description</b>	
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 46 low- moderate-income households
	<b>Location Description</b>	Guilford County
	<b>Planned Activities</b>	Down payment and closing cost assistance

8	<b>Project Name</b>	FY20/21 - City of Burlington Consortium Activities
	<b>Target Area</b>	Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	HOME: \$254,689
	<b>Description</b>	
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 9 low- moderate-income households
	<b>Location Description</b>	City of Burlington
	<b>Planned Activities</b>	Rehabs to single family homeowner households and CHDO housing development to provide decent affordable housing.
9	<b>Project Name</b>	FY20/21 - Alamance County Consortium Activities
	<b>Target Area</b>	Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	HOME: \$148,266
	<b>Description</b>	
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 low- moderate-income households
	<b>Location Description</b>	Alamance County
	<b>Planned Activities</b>	Rehabs to single family households and CHDO housing development to provide decent affordable housing.
	<b>Project Name</b>	FY20/21 - Redevelopment

<b>10</b>	<b>Target Area</b>	Phillips Avenue Eastside Park Consortium Area
	<b>Goals Supported</b>	Promote a Suitable Living Environment
	<b>Needs Addressed</b>	Quality Living Environments
	<b>Funding</b>	CDBG: \$430,000
	<b>Description</b>	
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 42 extremely low, low- moderate-income households
	<b>Location Description</b>	City of Greensboro
	<b>Planned Activities</b>	Infrastructure contributing to residential development and site clearance/prep and street design
<b>11</b>	<b>Project Name</b>	FY20/21 - Public Services
	<b>Target Area</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
	<b>Goals Supported</b>	Promote a Suitable Living Environment
	<b>Needs Addressed</b>	Quality Living Environments
	<b>Funding</b>	CDBG: \$18,500
	<b>Description</b>	
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10 low- moderate-income households
	<b>Location Description</b>	City of Greensboro

	<b>Planned Activities</b>	Activities to promote and affirmatively further fair housing in the City of Greensboro. This includes fair housing investigations, public engagement, landlord/tenant education, etc.
<b>12</b>	<b>Project Name</b>	FY20/21 - Section 108 Loan Repayment
	<b>Target Area</b>	South Elm Willow Oaks
	<b>Goals Supported</b>	Expand Economic Opportunities
	<b>Needs Addressed</b>	Job Growth & Access Quality Living Environments
	<b>Funding</b>	CDBG: \$444,365
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City of Greensboro
	<b>Planned Activities</b>	Planned repayments of Section 108 principal and interest loan
<b>13</b>	<b>Project Name</b>	FY20/21 - Neighborhood Reinvestment
	<b>Target Area</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
	<b>Goals Supported</b>	Promote a Suitable Living Environment
	<b>Needs Addressed</b>	Quality Living Environments
	<b>Funding</b>	CDBG: \$160,000
	<b>Description</b>	Reinvestment activities in Greensboro neighborhoods as outlined in the Housing GSO 10-Year Affordable Housing Plan.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City of Greensboro
	<b>Planned Activities</b>	Reinvestment activities in Greensboro neighborhoods as outlined in the Housing GSO 10-Year Affordable Housing Plan in addition to public infrastructure improvements through community mural projects.
<b>14</b>	<b>Project Name</b>	FY20/21 - Homebuyer Assistance
	<b>Target Area</b>	South Elm Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Consortium Area
	<b>Goals Supported</b>	Promote a Suitable Living Environment Expand Economic Opportunities
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	HOME: \$350,000
	<b>Description</b>	
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 46 low- moderate-income households
	<b>Location Description</b>	City of Greensboro
	<b>Planned Activities</b>	Down payment and closing cost assistance for low-moderate income first-time homebuyers.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Target Areas within the City of Greensboro were selected within the 2020-2024 Consolidated Plan according to housing and community needs analysis and census tract data. The neighborhoods of Eastside Park, Ole Asheboro, South Elm, Phillips Avenue, and Willow Oaks have a majority of low-income households with high concentration of minority residents (racially concentrated areas of poverty). The City of Greensboro will prioritize allocations in these areas in order to improve housing conditions and access to affordable housing, increase access to public transportation and job opportunities, and provide opportunities for neighborhood investment and homeownership.

The HOME Consortium boundaries include the City of Greensboro, Guilford County (excluding the City of High Point), City of Burlington, and Alamance County. All areas of the consortium have a significant concentration of low-income individuals with an identified need for new and rehabilitated affordable housing.

The EMSA for the HOPWA grant encompasses Greensboro/Guilford County, Randolph County, and Rockingham County. Assistance will be directed mainly through referrals of the respective public housing authorities for persons with HIV/AIDS.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
South Elm	
Phillips Avenue	1%
Eastside Park	1%
Ole Asheboro	
Willow Oaks	
Consortium Area	38%
HOPWA EMSA	11%

**Table 67 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The Target Areas selected are the focus of long-term redevelopment projects and based on the Housing GSO recommendations for housing affordability and revitalization for neighborhoods to support low-to-moderate income households and leverage funding sources to increase impacts.

Additionally, funds will be invested throughout the City of Greensboro and the Consortium Area for projects and programs that provide outcomes in support of the city's 2020-2024 Consolidated Plan



goals.

## **Discussion**

It has been a long-standing City policy to focus investments in areas with the greatest demonstrated need. Geographic distribution of funds is based on identified projects and activities, rather than based on percentages. The remaining percentage of funds will be allocated across all designated target areas and the City as a whole based on need and anticipated projects.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

The intended goals and outcomes for affordable housing for FY 2020-2021 include:

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	1,560
Non-Homeless	0
Special-Needs	104
Total	1,664

**Table 68 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	30
The Production of New Units	126
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	176

**Table 69 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

The City of Greensboro is committed to supporting long-term redevelopment projects along with strategies for increasing housing affordability and revitalization of neighborhoods to support low-to-moderate income households.

These numbers represent the entire Greater Greensboro Consortium (City of Greensboro, Guilford County, City of Burlington, Alamance County).

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

The Greensboro Housing Authority (GHA) administers 2,843 Public Housing units throughout the city, as well as 4,053 households receiving or requesting a Section 8 Tenant Based Rental Assistance Voucher (Housing Choice).<sup>15</sup>

#### **BURLINGTON:**

Alamance County is served by two public housing authorities: The Burlington Housing Authority (BHA) and the Graham Housing Authority (GraHA).

Between them, they administer 540 Public Housing units throughout the county, as well as 250 Family Unification Program units.

### **Actions planned during the next year to address the needs to public housing**

#### **GREENSBORO:**

GHA continues the Rental Assistance Demonstration (RAD) Program, which has been a long-term effort to renovate and update all of its communities. The City of Greensboro will continue to support GHA and ensure any affected residents are housed as necessary.

#### **BURLINGTON:**

According to the most recent scores, there are no developments in Burlington rated as in poor condition. However, there are several locations with relatively low scores that may be in need of revitalization and restoration. The properties at 124 N Ireland, 1 Perry Street, 910 Lowell, and Beaumont Avenue Apartments all have scores under 80.

The BHA is currently in the Rental Assistance Demonstration (RAD) process and will be upgrading the PHA's whole portfolio. RAD is a voluntary program of HUD which seeks to preserve public housing by providing PHAs with access to more stable funding through Section 8 project-based vouchers (PBV) or Section 8 project-based rental assistance (PBRA) to make needed rehab or repairs to its properties.

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

#### **GREENSBORO:**

The City of Greensboro will continue to engage with GHA as the housing authority plans new

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<sup>15</sup> Refer to NA-35, Table 22

developments or to refurbish current units to ensure residents are provided opportunities to be involved and give feedback.

**BURLINGTON:**

The Burlington Housing Authority plans on continuing to provide support for residents in need through its public housing and housing choice voucher (HCV) programs. These programs have proven themselves to be successful at assisting households that are low-income and housing cost-burdened, and the BHA will continue to dedicate resources to these programs. Over 1,500 low-income households have been supported by the BHA and the resources provided are incredibly valuable to all members of the community.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

**Discussion**

The Public Housing Authority's within the HOME Consortium continue to provide safe, decent, affordable housing for low-income households. They continue to improve current units, pursue future development locations, and seek additional opportunities for residents to improve their financial and housing stability. Greensboro and Burlington continue to build its relationships with GHA, BHA, and GraHA to provide support and coordination for improved housing outcomes.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

#### **GREENSBORO:**

Homelessness prevention, rapid re-housing, emergency shelters and emergency assistance is funded through ESG and CoC allocations, as described in the 2020-2024 Consolidated Plan. The City of Greensboro continues to engage with Continuum of Care service providers to coordinate services, meet client needs, and work towards eliminating homelessness through the implementation of housing first initiatives and rapid rehousing. The Neighborhood Development Department Homelessness Prevention Program Coordinator will administer and manage the City's ESG allocation for all homelessness prevention activities funded by the city.

Potential activities for homelessness prevention include: emergency shelter, rapid rehousing, public services, homelessness prevention, and coordinated entry.

#### **BURLINGTON:**

The City of Burlington maintains a relationship with the Allied Churches of Alamance County and the Alamance Housing Committee (AHC) to address homelessness with CDBG activities. The AHC works with the NC Balance of State Continuum of Care to apply for ESG funds, develop performance standards, and evaluate outcomes.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

Outreach activities are coordinated through the Interactive Resource Center (IRC), a day shelter for homeless persons located in Greensboro. A PATH team performs targeted outreach activities, with a focus of providing coordinated intake services through the IRC and Housing Hotline. Taking a housing-first approach, teams have identified and begun working with chronically homeless individuals to place them into housing and provide supportive services.

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

The City of Greensboro has traditionally funded a portion of local emergency and transitional shelter facilities operated by numerous qualified agencies. Program monitoring and financial review services provided by the City establish accountability for other funders to use in their decision-making processes.

Initiatives funded from other local sources include the Winter Emergency shelters at various Greensboro

religious congregations. The Winter Emergency (WE) Shelter program provides temporary shelter beds, as a supplement to the more permanent shelter facilities.

**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**

#### GREENSBORO:

Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living is a key element of the Guilford County 10-Year Plan to End Chronic Homelessness and is a cornerstone of the strategic direction of the Continuum of Care. The City is committed to working in partnership with the Continuum of Care service providers to eliminate homelessness through the implementation of housing first initiatives and rapid rehousing.

#### BURLINGTON:

In Burlington, ACAC provides shelter, food, and access to clothing and other material goods, as well as specialized services and individualized support to enable the individuals and families that seek our assistance to become self-sufficient. Residents also have access to a mailing address, local phone and message services, and storage lockers. ACAC operates a Drop-In-Center that provides phone and computer access, assistance with job searches and writing resumes, and referrals for employment and housing, food, health services, and other needs. ACAC partners with Alamance Community College and Elon University to offer tutoring and classes that improve school results and increases job skills.

As mentioned above, Coordinated Assessment and coordination of services is handled by Family Abuse Services of Alamance County. The Point-in-Time Count lead is Christian Help Center, by which the PIT survey helps to inform the City of the homeless population and where there may be gaps in services for the homeless.

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

## **employment, education, or youth needs.**

### **GREENSBORO:**

A cost-effective and minimally disruptive way to prevent episodic homelessness is to stabilize people who are at risk of losing housing by providing access to supportive services that are needed to help individuals and households reach and sustain self-sufficiency. This approach is guided by an analysis of indicators that often lead to homelessness so high-priority households may be identified and provided services. The City continues to work in coordination with the Continuum of Care in its rapid rehousing efforts to reach those households at risk.

### **BURLINGTON:**

Homeless populations seeking shelter can access various facilities in the City of Burlington, including emergency shelters, transitional housing facilities, and permanent supportive housing facilities.

Residential Treatment Services of Alamance has several programs to meet the needs of chronically homeless substance abusers or those dealing with mental illness. The center offers detoxification, facility-based crisis services, and residential services to target groups at three locations. Residential Treatment Services also owns and operates a thrift store, Trollinger Treasures, which provides income for the program as well as job training for some of its clients.

Family Abuse Services of Burlington offers supportive services to victims of domestic abuse, including transitional housing. Transitional housing allows stays of up to 24 months, with multiple unit sizes available. There are four units available. The agency offers supportive services for homeless abused women and their children. Residents of the transitional housing facility have special needs that would not be met during their tenancy in an emergency shelter.

## **Discussion**

The FY 2020-2021 Action Plan supports funding of rapid re-housing, emergency shelter operations, and emergency assistance activities in cooperation with the Cities, Counties, and community partners working to end homelessness.

**AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	18
Tenant-based rental assistance	72
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	14
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>104</b>



## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

The City of Greensboro has completed the 2019 Analysis of Impediments (AI) in line with the submission of the 2020-2024 Consolidated Plan. The analysis identified policies and cultural barriers that may limit the accessibility of affordable housing.

The City of Burlington's AI to Fair Housing Choice (2020) also examined a number of areas in which barriers to the development of affordable housing in Burlington might exist.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

#### **GREENSBORO:**

The Analysis of Impediments identified that 19 of the City's 173 block groups (10.9%) were identified as R/ECAP areas. To expand affordable housing opportunities across the jurisdiction, the City provides loans to assist affordable housing developers with building and/or rehabilitating affordable multifamily units throughout the city that may provide access to higher opportunity areas. The City also continues to provide housing rehabilitation programs to low-income households to protect the quality of housing stock in Greensboro neighborhoods to improve conditions and encourage further local investment.

The City will provide ongoing outreach to the community at large to increase awareness of Fair Housing issues that residents may experience and review zoning ordinances that may limit development or access to reasonable and affordable housing.

#### **BURLINGTON:**

As the cost of residential development increases, constructing affordable housing becomes more challenging. Housing developers are often drawn to market-rate projects that offer more financial appeal than affordable housing development might provide. One of the factors impacting the cost are local fees and permits. Other examples of local policy that can increase development cost include density limitations, restrictions on the minimum lot size, or on how far a building must be "set back" from the street. The City of Burlington is proactive in addressing these items in the UDO, but the challenge to develop alternative policy decisions that lead to lower constructions cost, offset the market-rate cost for materials, and incentivize developers will remain a challenge.

Affordable housing may be stimulated beyond the recently updated UDO when affordable housing units

are included in proposed developments, applying compact design principles that foster mixed-use. Further amendments should consider:

- a) Regulate the conversion of single-family homes to multi-family homes.
- b) Zone developable parcels along major corridors and near employment centers as appropriate for multi-family housing.
- c) Consider density bonus for developments that include affordable units.

### **Discussion**

The Greensboro HOME Consortium is committed to reviewing and addressing policies and other identified systems that create barriers to housing and opportunity.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City of Greensboro has also established housing and neighborhood development priorities for the next 10 years through the Housing GSO plan. Activities outlined in this Action Plan will be designed to support and meet the goals of the Consolidated Plan and the Housing GSO plan.

### **Actions planned to address obstacles to meeting underserved needs**

Funds will be invested throughout the City of Greensboro and the HOME Consortium Area that focus on long-term redevelopment projects, as well as housing affordability and revitalization of neighborhoods to support low-to-moderate income households and leverage funding sources to increase impacts. The City of Greensboro is committed to supporting these redevelopment efforts and will continue to focus programs to these neighborhoods.

### **Actions planned to foster and maintain affordable housing**

The City manages short-term rental assistance programs (rapid re-housing, homelessness prevention) to address immediate, short-term housing needs for eligible households, and homeowner and rental rehabilitation programs to maintain current affordable housing stock. These programs address immediate needs for housing and keep households from living in units that may present health and safety issues and are falling into disrepair.

The City intends to pursue long-term solutions to increase the availability of affordable housing through subsidies for affordable rental housing development and strategic infill projects within target areas to increase homeownership opportunities. The City will also continue supporting down payment assistance and homeownership counseling services.

### **Actions planned to reduce lead-based paint hazards**

The City of Greensboro was awarded a three-year, \$2.9 million Lead Based Paint Hazard Control and Healthy Homes Program grant to address hazard identification and remediation in 165 housing units. The grant has assisted with providing education, training and outreach on lead hazards through neighborhood and other civic events. Contractors in the City's rehabilitation programs have received trainings in lead paint remediation and compliance. The Lead Based Paint Hazard Control and Healthy Homes Program is in its final year of funding and the City plans to continue providing remediation, education and training until grant closeout.

### **Actions planned to reduce the number of poverty-level families**

The City directs a majority of its funding for projects and activities that directly serve households earning incomes below Greensboro's median. Neighborhood Development staff members continue working

with residents, agencies and organizations to help households combat poverty. The City has set priorities and allocated funding to address homelessness, to provide for affordable rental housing rehabilitation and development, and to promote homeownership and neighborhood opportunities. Job creation funded with CDBG dollars targets persons earning low-moderate incomes. City leaders believe that focusing dollars to develop and expand businesses and to create jobs for low-wealth residents helps fight poverty. Likewise, providing funding to help homeless residents transition to permanent housing is a major piece of Greensboro's anti-poverty strategy. The City adopted a resolution increasing the minimum wage offered for City employment.

### **Actions planned to develop institutional structure**

As a member of the CoC, the City will support the roll out of coordinated entry services with its agency partners. Coordinated entry for homelessness service providers will provide better capacity and use of services across the jurisdiction, as well as allow providers to identify gaps and needs that need to be addressed. This may also have impacts on housing providers and identify systems or structures the City can further support to improve housing quality and availability for low-income households.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City is working closely with Cone Health Systems and the University of North Carolina - Greensboro's Center for Housing and Community Studies on data research and program development for healthy housing. The City of Greensboro and the Greensboro Housing Coalition host the annual Housing Summit focused on the economic benefits of affordable housing. The strategies adopted from the Housing GSO report will also provide opportunities for further coordination between public and private organizations as development and investment opportunities become available.

Additionally, the CoC gathers and analyzes information in order to determine the local needs of people experiencing homelessness, implements strategic responses, educates the community on homeless issues, provides advice and input on operations of homeless services, and measures CoC performance to ensure the orderly, transparent operations of the CoC governance structure. With the implementation of coordinated entry system, additional service providers or private housing providers may become involved with the CoC's efforts to address homelessness and housing needs.

### **Discussion**

With the adoption of Housing GSO recommendations and the 2020-2024 Consolidated Plan, the City of Greensboro has a long-term strategic way forward to increase the quality and availability of affordable housing throughout the city and to provide opportunities within targeted neighborhoods to support and address underserved needs.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$150,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$150,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

All forms of investment are included.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

When HOME funds are used to assist homeownership, the regulations require that the unit remain affordable for a minimum period, specified in the following table, regardless of any subsequent sale:

<b>HOME Funds Invested Per Unit Minimum Period of Affordability</b>
<b>Less than \$15,000 - 5 years</b>
<b>\$15,000 - \$40,000 - 10 years</b>
<b>More than \$40,000 - 15 years</b>

This period of affordability must be enforced by either “resale” or “recapture” requirements. Under “resale” restrictions, if the original buyer sells the home within the affordability period, the subsequent sale must be at a price affordable to another qualified low-income buyer who will use the property as its principal residence. Under “recapture” provisions, if the property is sold or transferred during the affordability period, all or part of the original HOME investment must be repaid at sale and used for other affordable, HOME-eligible housing activities.

HOME funds for homeownership are generally provided in the form of a non-amortizing, deferred second mortgage loan, usually at zero percent interest, secured with a Promissory Note and Deed of Trust. The term of the second mortgage loan may be limited to the required affordability period or may run with the first mortgage. At the end of the term the loan may be either repayable or forgiven.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City provides different types of funding for owner occupancy development projects and homebuyer assistance. Funding sources for these activities may be City affordable housing bonds, City Nussbaum Housing Partnership funds (local funds which are set aside for housing activities), or funds from the federal Department of Housing and Urban Development (HUD) including HOME, Community Development Block Grant or Neighborhood Stabilization Program.

The federal fund sources carry specific requirements and definitions regarding the eligibility of homebuyers, the type of assistance provided to a developer or homebuyer, the length of time that the requirements apply, and the methods for enforcing those requirements. Funds which follow the federal HOME program regulations will be subject to Recapture Requirements (in which case funds

would return to the program).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable - the PJ does not intend to refinance any existing debt on rental properties for rehabilitation purposes.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The intake and eligibility process complies with the U.S. Department of Housing and Urban Development and state guidance documenting all federally required eligibility criteria. In all cases of homelessness, HUD has a preferred order for documentation. The best documentation to use is written, third (3rd) party documentation, followed by oral 3rd party, followed by Intake Staff Observations (only applicable where indicated). Homelessness Prevention projects can only serve individuals and families that have an annual median income (AMI) at 30% or below and three-month recertification is required for continued assistance. Rapid Re-housing projects must re-assessed individuals and families at the 12th month and total household income must be at or below 30% AMI. Additional criteria of eligibility can be found in the attached Verification of Homelessness Form

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Partners Ending Homelessness, the community's Continuum of Care Lead Agency, is establishing the coordinated entry system. The CoC members will integrate the coordinated entry system into its client intake processes to improve service capacity, case management, and identify need gaps.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Greensboro addresses public service needs in homelessness through a request for proposals (RFP) process. Service providers apply for ESG funding based on the programs administered and the populations served. Application evaluation and scoring criteria is used to determine the awarded programs and amount of funds. In addition to ESG funds, Greensboro supplements the public service awards with CDBG and anticipated funding from the local Nussbaum

Housing Partnership Fund.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction meets the requirements set forth in 24 CFR 576.405(a).

5. Describe performance standards for evaluating ESG.

Submission of a monthly requisition request is required each month for the entire annual contract period. The monthly requisition request includes a summary expense report and backup documentation (approved invoice, receipt, etc.) that must be submitted with a monthly grant report. Additionally, an annual budget report is to be submitted with the final requisition packet. A board approved independent external audit and auditor's management letter is due 90 days from the end of the agency's fiscal year. As a final component, a mid-year review will be conducted. If 40% of the grant funds and/or estimated numbers served are not obtained, the agency will need to provide a written explanation.



**NC ESG VERIFICATION OF AT RISK HOMELESSNESS FORM**

Applicant: \_\_\_\_\_ NC HMIS#: \_\_\_\_\_ Agency: \_\_\_\_\_

In all cases of homelessness, HUD has a preferred order for documentation. The best documentation to use is written, third (3<sup>rd</sup>) party documentation, followed by oral 3<sup>rd</sup> party, followed by Torate Staff Observation (only applicable where indicated), and Self-Certification (only applicable where indicated). **Note: Self-Certification should be used as last resort if third party documentation is not obtainable.**  
 Homelessness Prevention activities can only serve individuals and families that have an annual median income (AMI) at 50% or below and three month recertification is required for continued assistance.

CRITERIA FOR DEFINING AT RISK OF HOMELESSNESS (Place an "X" in the correct ESG activity)		
Category 1 Individual and Families	Category 2 Unaccompanied Children and Youth	Category 3 Families and Children and Youth
An individual or family who (i) Has an annual income below 50% of median family income for the area, AND (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition, AND (iii) Meets one of the following conditions: A. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR B. Is living in the home of another because of economic hardship; OR C. Has been notified that their right to occupy their current housing or living situation will be terminated within 31 days after the date of application for assistance; OR D. Lives in a hotel or motel and the cost to stay per night for the charitable organization or by Federal, State, or local government programs for low-income individuals; OR E. Lives in an SRO or collective apartment unit in which there reside more than 2 persons or lives in a large housing unit in which there reside more than one and a half persons per room; OR F. Is staying in a publicly funded institution or system of care; OR G. Otherwise live in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Case Plan.	A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute.	An unaccompanied youth under 21 years of age who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 429 (2) of the McKinney-Vento Homeless Act, and the parents (s) or guardian (s) of that child or youth if living with him or her.

\*\*\* Certify that the household lacks the financial resources and support necessary to obtain permanent housing. Yes: \_\_\_\_\_ or No: \_\_\_\_\_

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_ NC HMIS#: \_\_\_\_\_

Agency **MUST** attach and submit third party documentation to support client's verification of homelessness status (please list):

Refer to Interim ESG Regulation 24 CFR 576: Definition

**Homelessness Verification Form**

Does the action plan identify the method for selecting project sponsors (including providing full access to grassroots faith-based and other community organizations)?

Yes  No

**Program-Specific Requirements-HOPWA 91.220(I)(3)**

CITY OF GREENSBORO RECAPTURE PROVISIONS  
FOR ENSURING AFFORDABILITY FOR LOW TO MODERATE INCOME HOMEBUYERS  
USING HOME FUNDS

The City provides different types of funding for owner occupancy development projects and homebuyer assistance. Funding sources for these activities may be City affordable housing bonds, City Nussbaum Housing Partnership funds (local funds which are set aside for housing activities), or funds from the federal Department of Housing and Urban Development (HUD) including HOME, Community Development Block Grant or Neighborhood Stabilization Program. The federal fund sources carry specific requirements and definitions regarding the eligibility of homebuyers, the type of assistance provided to a developer or homebuyer, the length of time that the requirements apply, and the methods for enforcing those requirements.

**City Provisions for Projects Subject to Recapture Requirements:**

Projects subject to Recapture requirements are generally HOME-assisted projects in which a homebuyer receives assistance which reduces the purchase price from fair market value to an affordable price. These are known as direct subsidies (see specific definition below). Direct subsidies are generally provided in the form of a deferred second mortgage loan, usually at zero percent interest, secured with a Promissory Note and Deed of Trust. The terms of the City's financial assistance are guided either by established program guidelines or by the terms of a specific project application and funding commitment. Current programs and projects which are subject to recapture requirements include: 1) the Housing Connect Greensboro (Housing Connect GSO) Down Payment Assistance Program which provides down payment and closing cost assistance as a deferred, forgivable second mortgage with a term dependent on the amount of HOME funds invested, 2) non-profit homebuyer assistance loans which reduce the homebuyer's principal balance by off-setting construction costs and is provided as a deferred, forgivable second mortgage with a term dependent on the amount of HOME funds invested, and 3) redevelopment activity loans which reduce the homebuyer's principal balance by off-setting lot acquisition costs in specific redevelopment areas and is provided as a deferred, forgivable second mortgage with a term dependent on the amount of HOME funds invested.

The City will use the following provisions when providing direct subsidies to eligible homebuyers:

- The City will not use subrecipients or urban counties to make direct subsidies.
- The City currently makes direct subsidies available to homebuyers through its Housing Connect Greensboro (Housing Connect GSO) downpayment assistance program and through funding awards to affordable housing developers which lowers the purchase cost of housing for homebuyers below market level.
- The City will use a note and deed of trust and declaration of restrictions to enforce the recapture provisions of the HOME program (found at 24 CFR 92.253(a)(5)(ii)) during the affordability period.
- In the case of a foreclosure sale with insufficient proceeds to repay the current HOME mortgage balance, the City will use the "Shared Net Proceeds" method presented in HUD's CPD Notice 12-003 in order to divide net proceeds with homebuyers. If there are no net proceeds, the homeowner will not have to pay any additional money to the City.
- In the case of a short sale the City will recapture all net proceeds but only the net proceeds. The homeowner will not have to pay any additional money to the City.

- Under no circumstances can the City recapture more than is available from the lesser of the net proceeds of the sale or the balance owed under the note and deed of trust. The City will limit the amount to be recaptured to the net proceeds available from the sale of the property.

**Definitions:**

DIRECT SUBSIDY is the amount of federal HOME assistance, including any program income that enables a homebuyer to buy a house. The direct subsidy includes HOME funds used for down payment, closing costs or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price.

AFFORDABILITY PERIOD - HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. If HOME funds are used for the cost of developing the home purchased and the home is sold below fair market value, the difference between fair market value and the purchase price will be added to the direct subsidy amount for the purposes of calculating the affordability period.

HOME subsidy per house	Minimum period of affordability
Under \$15,000	5 years
\$15,000 - \$40,000	10 years
Over \$40,000	15 years

NET PROCEEDS are defined as the home’s sale price minus superior/primary loan repayment (other than HOME funds) and closing costs to include settlement costs listed in the “Paid from Buyer’s Funds at settlement” column of the HUD Settlement Statement and any pro-rated taxes or assessments.

SHARED NET PROCEEDS - In the event of default foreclosure or sale, where the net proceeds are insufficient to repay both the public subsidy and the homebuyer’s investment, any proceeds shall be divided between the City and the homebuyer on a Shared Net Proceeds basis. The HOME recapture is based on the ratio of the public subsidy to the sum of the homebuyer’s investment (down payment and any capital improvement investment made by the owner since purchase) plus the public subsidy.

Under no circumstances can the City recapture more than is available from the net proceeds of the sale.

**Formulas:**

$$\frac{\text{Direct HOME Subsidy}}{\text{Direct HOME Subsidy} + \text{Homebuyer Investment}} \times \text{Net Proceeds} = \text{HOME recapture to City}$$

To calculate the amount of net proceeds (or shared appreciation) to be returned to the homebuyer the City will:

- Divide the homeowner’s investment by the sum of the direct HOME subsidy and the homebuyer’s investment,
- The City will then multiply by the net proceeds to calculate the amount of homebuyer investment to return to the homebuyer.

**Attachments**

**City of Greensboro  
2020-2024 Consolidated Plan and  
2020-2021 Annual Action Plan**

**Summary of Citizen Participation Comments**

*Public Comment Period on the proposed  
5-Year Consolidated Plan and 2020-2021 Annual Action Plan  
June 12, 2020 – July 11, 2020*

Public comments submitted via email to Caitlin Bowers, community development analyst, are summarized below.

**Comment #1 –**

**Submitter:** Kevin Lundy; Grantmaking Programs Director, The Community Foundation of Greater Greensboro

July 11, 2020

The Community Foundation of Greater Greensboro's (CFGG) housing subcommittee on education and advocacy reviewed, and is in support of, the 2020-2024 Consolidated Plan as part of the City's larger commitment of affordable housing. As the Consolidated Plan is a HUD document describing needs with helpful data and uses of funds similar to prior years, it does not indicate what extraordinary and creative housing strategies are needed to fulfill the community's goals for safe affordable housing. As we all know, we cannot stop with just the federal dollars and using Nussbaum fund for staffing to administer the federal funds. This underscores the importance of the City's forthcoming Housing GSO 10-year plan. CFGG looks forward to working with the City and partners throughout the community to move this work forward.

**Greensboro Response:** The City of Greensboro will continue to work, and partner, with community service providers to carry out activities of the 2020-2024 Consolidated Plan and meet the needs of Greensboro residents.

**City of Greensboro  
2020-2024 Consolidated Plan and  
2020-2021 Annual Action Plan**

**Summary of Citizen Participation Comments**

*Virtual Public Hearing on the proposed  
5-Year Consolidated Plan and 2020-2021 Annual Action Plan  
July 21, 2020*

Virtual public comments submitted via email to Greensboro City Council, are summarized below.

**Comment #1 –**

**Submitter:** Glenn Turgeon; resident

July 9, 2020

"I'm familiar with the carnage which occurs at some of assisted housing facilities while others maintain the property accordingly. I suggest a zero tolerance policy for all properties regarding drugs, nuisance, noise, etc. I've witnessed properties who have removed children's toys nightly (8 pm), take responsibility for damage, report it, and have it repaired at their own expense. I once lived in an apartment where improvements were encouraged. I'd pay for the item, the property would install it, and it would be left behind when I exited. Like ceiling fans. Or TV mounts on walls. You folks know what is needed first. I'd say elder housing since I've been on "lists" for years. Start there. Perhaps selecting one would-be resident to oversee their project would be best. Someone to go to for updates."

**Greensboro Response:** The City of Greensboro Neighborhood Development Department does not manage any housing facilities. City staff will take this comment into consideration for future monitoring policies related to City-funded housing projects.

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**Comment #2 –**

**Submitter:** Earl Jenkins; resident

July 19, 2020

"City leaders, I am offering comment regarding the funding caps placed on transitional housing programs to boost funding for permanent housing. HUD very clearly states that one should not be sacrificed for the other. While permanent housing is the ultimate end goal for sure, it is rarely the appropriate first step in ending homelessness -- especially when the citizen is experiencing substance abuse, hasn't yet secured SSDI or has

mental health barriers. Some agencies across the city providing transitional housing are facing 50-75% funding reductions. This is drastic and draconian! If the plan is to push citizens into permanent housing before they are well-equipped, we will then have dramatic failures in both transitional AND permanent housing programs. The reality is we need BOTH as they are very much complimentary. HUD specifically advises against reducing transitional grant funds to pay for enhancing permanent housing programs. So, why is Greensboro doing this? I oppose the \$25k cap."

**Greensboro response:** City staff consulted with the Guilford County Continuum of Care (CoC) during the 2020 Homelessness Prevention Request for Proposals (RFP) processes for the allocation of CDBG, ESG, and local Nussbaum funding. The consultation is documented in section AP-10 of the 2020-2021 Annual Action Plan.

Strategies and priorities were established based on the United States Department of Housing and Urban Development's (HUD) and the United States Interagency Council on Homelessness' (USICH) plan, *Home, Together: The Federal Strategic Plan to Prevent and End Homelessness*, and various other national entities. Local data provided by the Guilford County CoC, and research conducted by local universities were also used to guide this process in determining the needs of the Greensboro community to address the issue of homelessness.

Funding decisions are based upon these priorities as outlined by HUD to align with the Housing First approach. The detailed data and findings that guided the funding decisions are available for review upon request.

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### Comment #3 –

**Submitter:** William Trivette; Board Member, The Servant Center

July 19, 2020

"I request you not reduce the allocation to The Servant Center from previous years. Servant House is a 21-bed transitional housing program serving disabled, homeless veterans. The Servant Center has consistently had outstanding outcomes for its clients and it depends on the prior level of funding that the City has so generously provided. Please reconsider. Thank you. William Trivette, Member of Board of Directors"

**Greensboro response:** City staff consulted with the Guilford County Continuum of Care (CoC) during the 2020 Homelessness Prevention Request for Proposals (RFP) processes for the allocation of CDBG, ESG, and local Nussbaum funding. The consultation is documented in section AP-10 of the 2020-2021 Annual Action Plan.

Strategies and priorities were established based on the United States Department of Housing and Urban Development's (HUD) and the United States Interagency Council on Homelessness' (USICH) plan, *Home, Together: The Federal Strategic Plan to*

*Prevent and End Homelessness*, and various other national entities. Local data provided by the Guilford County CoC, and research conducted by local universities were also used to guide this process in determining the needs of the Greensboro community to address the issue of homelessness.

Funding decisions are based upon these priorities as outlined by HUD to align with the Housing First approach. The detailed data and findings that guided the funding decisions are available for review upon request.

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**Comment #4 –**

**Submitter:** Kevin Hoppens; resident

July 20, 2020

"For those people that truly need help, defunding transitional housing will create a detrimental challenge for service providers to help with substance abuse, mental health, and income stability that leads to permanent housing placement. Services provided by organizations like The Servant Center work very hard at helping the public and any defunding options being considered will degrade the outstanding work by this organization."

**Greensboro response:** City staff consulted with the Guilford County Continuum of Care (CoC) during the 2020 Homelessness Prevention Request for Proposals (RFP) processes for the allocation of CDBG, ESG, and local Nussbaum funding. The consultation is documented in section AP-10 of the 2020-2021 Annual Action Plan.

Strategies and priorities were established based on the United States Department of Housing and Urban Development's (HUD) and the United States Interagency Council on Homelessness' (USICH) plan, *Home, Together: The Federal Strategic Plan to Prevent and End Homelessness*, and various other national entities. Local data provided by the Guilford County CoC, and research conducted by local universities were also used to guide this process in determining the needs of the Greensboro community to address the issue of homelessness.

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**Comment #5 –**

**Submitter:** Joy Klenke; resident

July 20, 2020

"Defunding transitional housing will certainly be to the detriment of those who need support and education to successfully remain in permanent housing. Transitional housing gives them the tools for long-term success. Housing challenges aren't just about an individual's finances, but their overall well-being, which gives them the tools they need to remain in a home."

**Greensboro response:** City staff consulted with the Guilford County Continuum of Care (CoC) during the 2020 Homelessness Prevention Request for Proposals (RFP) processes for the allocation of CDBG, ESG, and local Nussbaum funding. The consultation is documented in section AP-10 of the 2020-2021 Annual Action Plan.

Strategies and priorities were established based on the United States Department of Housing and Urban Development's (HUD) and the United States Interagency Council on Homelessness' (USICH) plan, *Home, Together: The Federal Strategic Plan to Prevent and End Homelessness*, and various other national entities. Local data provided by the Guilford County CoC, and research conducted by local universities were also used to guide this process in determining the needs of the Greensboro community to address the issue of homelessness.

Funding decisions are based upon these priorities as outlined by HUD to align with the Housing First approach. The detailed data and findings that guided the funding decisions are available for review upon request.



## Grantee Unique Appendices

### Appendix - Alternate/Local Data Sources

#### Community Needs Survey Summary

As part of the community participation process of the Analysis of Impediments to Fair Housing Choice and the Consolidated Plan, the City of Greensboro hosted a 30-question online Community Needs Survey that was available from July 22, 2019 to August 16, 2019. The purpose of the survey was to obtain community input on housing and community needs in Greensboro. The survey was available online and in paper form in English and Spanish, and also available in paper form in Arabic. The survey received 450 total responses to the English version of the survey and one response to the Spanish version.

#### Respondents

Of the 451 respondents, 96 percent live in Greensboro. The majority of respondents live in one of eight zip codes listed below, with the largest number residing in 27410.

Zip Code	Number of Respondents
27401	50
27403	43
27405	51
27406	52
27407	52
27408	43
27410	72
27455	49

Respondents are largely female (70 percent), White (65 percent) and live in two-to-four-person households. 64 percent of respondents are employed at least part-time, 11 percent are retired, and 3 percent are students. Most respondents (59 percent) are homeowners, while 35 percent are renters.

#### Community Needs Survey Trends

- Perceptions of physical housing conditions are mixed.
  - 54 percent consider housing stable,
  - 31 percent felt it was declining, and
  - 15 percent think housing conditions are improving.
- A significant proportion of respondents (68 percent) think abandoned and foreclosed properties are a critical issue.

- Housing prices (61 percent) and public safety (45 percent) are the two most important reasons when considering a place to live.
- 48 percent felt the physical condition of the public space in their neighborhood was stable.
- 72 percent felt safe in their neighborhoods.
- 77 percent felt economic development and job creation were critical issues.
- Important considerations in choosing a place to live include diversity, neighborhood walkability, and sense of community.
- Survey respondents ranked the following community development priorities in the following order:
  1. Safe and Affordable Housing
  2. Community/Neighborhood Services
  3. Infrastructure (streets, sidewalks, parks)
  4. Economic Development
  5. Community/Neighborhood Facilities
- Survey respondents ranked the following top three highest public services needs in Greensboro:
  1. Fair Housing
  2. Homeless Services
  3. Health/Behavioral Services

#### Access to Housing

- More than half (55 percent) of Greensboro survey participants are happy with their current living situation. For those who were not, “too expensive” was the primary reason, followed by lack of safety and poor housing conditions.
- Just under half of residents do not wish to move from their current living situation. The biggest impediment for those who would like to move but haven’t, is not being able to afford the move or the rent/mortgage anywhere else.
- 43 percent of respondents do not want to live in another part of Greensboro; those that would like to move cannot afford to live anywhere else.
- 20 percent of survey respondents have someone with a disability in the household.
- 15 percent of survey respondents reported being denied housing or facing housing discrimination in the past five years.
  - For those who were denied, the primary reason was not enough income.
  - For those who felt discriminated against, 75 percent did nothing about the discrimination and did not file a complaint.

#### Housing Needs Survey Summary

As a part of the Consolidated Plan process and the development of Housing GSO, the City of Greensboro’s 10-year housing plan a housing needs survey was conducted. The survey was open from January 21, 2020 to February 12, 2020. During this period there were 326 survey responses, which are summarized below.

*Question 1 – Single biggest challenge in Greensboro when it comes to housing affordability?*

- High rent

- Barriers purchasing homes
- Lack of safe, quality, affordable housing
- Sufficient/adequate employment options; low wages
- Affordable housing education
- Development costs, timeline, and permit reviews
- Lack of robust multimodal transportation system

*Question 2 – Rank importance*

- 1) Affordable Rental Housing (2.98)
- 2) Neighborhood Revitalization (2.59)
- 3) Supportive Housing (2.26)
- 4) Affordable Homeownership (2.22)

*Question 3 – Rank where City should spend money first*

- 1) Support construction of new rental apartment units affordable to low-income renters (2.70)
- 2) Start a fund to purchase existing properties with affordable rent (2.69)
- 3) Dedicate funds to match federal funding to help finance affordable rental (2.38)
- 4) Partner with GHA to support redevelopment (2.27)

*Question 4 - Rank where City should spend money first*

- 1) Create Code Compliance plan (2.8)
- 2) Create move-in ready affordable homes by building new on empty lots and rehab existing (2.61)
- 3) Revamp and streamline City's rehab programs (2.6)
- 4) Implement a receivership program (2.05)

*Question 5 - Rank where City should spend money first*

- 1) Modify DPA program to provide more assistances with incomes <\$30k (2.81)
- 2) Modify DPA program to provide more assistance to purchases in revitalization areas (2.60)
- 3) Modify DPA for more assistance to public servants (2.5)
- 4) Provide long-term counseling for DPA (2.16)

*Question 6 - Rank where City should spend money first*

- 1) Include more supportive housing units (2.71)
- 2) Plan a structured way for people in need to get services (2.6)
- 3) Offer short-term assistance to residents in danger of eviction or becoming homeless (2.49)
- 4) Develop strong network of collaboration between service providers (2.27)

*Question 7 – Additional focus areas to add?*

- Education – what is affordable housing, financial, and job training
- Economic development
- Renovate before new build; purchase abandoned structures
- Community land trusts and land banking

- Access to amenities
- Regulatory changes
- Plan to end homelessness

*Question 8 – additional suggestions?*

- De-cluster low-income housing
- Middle income needs
- County workers included in public servant programs
- Reductions or incentives for owners who restore blighted properties

*Zip Codes*

- 1) 27410
- 2) 27406
- 3) 27401
- 4) 27455
- 5) 27405

*Housing Status*

- Own Home – 61.68%
- Rent – 29.91%
- Living doubled up – 9.81%
- Have another person/family living in my home – 7.01%
- Receive a housing subsidy – 3.27%
- Homeless – 1.87%

*Age*

- 1) 35-54
- 2) 55-64
- 3) 65 and above
- 4) 19-34

*Race*

- White or Caucasian – 58.69%
- Black or African American – 37.09%
- Another race – 6.57%
- American Indian or Alaska Native – 2.35%
- Asian - 0.47%

*Ethnicity*

- Not Hispanic or Latino – 96.65%
- Hispanic or Latino – 3.35%

# Classifieds

**AdExpress**

**\$30 Mega Seller**  
Private party items priced over \$3,500.  
3 lines for 7 days.

**\$20 Quick Cash**  
Private party items priced between \$500 and \$3,500. 3 lines for 7 days.

**\*FREE AD!\*\*\***  
Private party merchandise priced under \$500. 3 lines for 7 days.

Packages are only available for non-commercial merchandise.  
\*\* Excludes ads placed under Pets Auto, Building & Supplies.  
Real Estate and Commercial. Limit 5 FREE ads per month.  
All ads must be prepaid and ordered through adexpressnews.com.  
Ads will appear in the TriadMarketplace section of the News & Record and on TriadMarketplace.com and on our mobile app for 30 days. Price and home telephone number must be listed in the ad.  
Listing email address is optional. Ads must be scheduled to run on consecutive days. No changes allowed after ad starts running. Free Ad Packages may not publish on consecutive days.

**TRIADCAREERS**  
www.triadcareers.com

**TRIADHOMES**  
www.triadhomes.com

**TRIADMARKETPLACE**  
www.triadmarketplace.com

**PLACE AN AD**  
Phone: (336) 373-SELL/Toll Free (800) 553-6880 x6511  
Fax: (336) 412-5928 or (336) 373-7043  
Office Hours: Mon - Fri 8:30am - 5:00pm

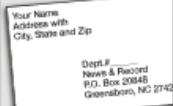
**LINE AD DEADLINES BY RUN DATE**

Monday	Friday, 5pm
Tuesday	Monday, 3pm
Wednesday	Tuesday, 3pm
Thursday	Wednesday, 3pm
Friday	Thursday, 3pm
Saturday	Friday, 3pm
Sunday	Friday, 4pm

## How to answer a blind box ad

In responding to a blind box ad in the News & Record, be sure to include the following:

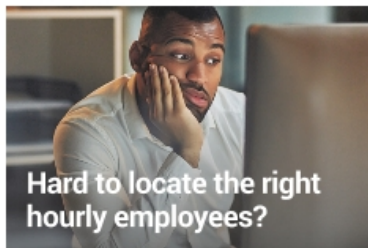
- Dept. number of the ad to which you are responding
- A complete and legible resume
- Address envelope as shown below



This assures you that the advertiser will get your response as quickly as possible!

Call for more information  
**336-373-SELL (7305)**

TriadCareers.com is the smart way to research valuable career opportunities. Access a database of hundreds of job openings from the Triad's most competitive companies. Visit [www.TriadCareers.com](http://www.TriadCareers.com)



## Hard to locate the right hourly employees?

We get it. Sometimes it seems like everyone is fishing in the same talent pool.

When you need to stand out, come to the News and Record. We can place your job ad on top online job sites, like Indeed®, Jobs2Careers, Glassdoor®, and Nextx®.

We will help you find the right local talent.  
careers@greensboro.com



jobs.greensboro.com

### ANNOUNCEMENTS

**Auction Sales**

**ONLINE ONLY AUCTION**  
**City of Greensboro Surplus Rolling Stock**

Heavy Equipment, Utility/Dump Trucks, Tractors, Pickups & more

**Bid to Buy Online: June 8-17**  
Preview Inventory: June 12, 8:30am-3pm  
**Rogers Auction Group, NCAL#685**  
RogersAuctionGroup.com  
336-789-2926

### CREDIT CARD SAFETY WARNING

Dear Advertisers, If someone calls asking for your credit card information, **HANG UP!** We will inform you of any issues at the time of ad placement.

Special Notice  
Adult Services  
Specialty CNA Available for In-Home care w/ elderly 20yrs+ exp. 336-471-0044

**Yard & Estate Sales**  
27499 Catalog Furniture Warehouse Clearance! Accent Furn., Tables, Bar Stools, Chairs... \$20 & Up. Fri. 6/12 10AM-5PM Sat. 6/13 8AM-1PM 7900 Industrial Village Rd, Hwy 68, left on Triad Ctr Dr. Right on Thatcher. Cash Only

### AUTOMOTIVE

**Automobiles For Sale**

1950 FORD 2 door V-8 Mercury Flathead 100 HP 12V System, runs 3 spd. Partially refinished. Have all parts to finish. \$4200 FIRM | 336-951-2177

Karmann Ghia to restore or for parts | \$2250 OBO 336-456-3203 | 336-272-5864

TOYOTA CAMRY ELITE 2019. Like new, one owner, 15k mi, metallic burgundy ext, beige cloth int, sunroof, satellite radio, xenon lights, cruise, brake assist, lane change assist, 30 mpg, loaded. Possible rear seat. \$25950. 336-905-9263 - leave message.

### MERCHANDISE

**Air Conditioners**

**CREDIT CARD SAFETY WARNING**

Dear Advertisers, If someone calls asking for your credit card information, **HANG UP!** We will inform you of any issues at the time of ad placement.

**Antiques**  
1950'S OAK FULL SIZE, HEAD BOARD, CHEST W/MIRROR, DRESSER. \$165. 207-907-9647

**Appliances**  
DEMAREST TREASURE SEWING MACHINE, BASE COVER, OAK. EC. 1940'S \$175. 207-907-9647

**Appliances**  
KENMORE 22 REFRIGERATOR Almond 3 Dr. Ice & water in dr GC. \$150. 336-286-3808

**Clothing Related**  
WOMAN'S CLOTHING SIZES 12-16 100PCS PANTS, TOPS, SKIRTS ALL EXC \$50. 207-907-9647

**Collectibles**  
274 ROYALTY/MAJESTY Magazines | \$40 336-897-0036

**Household Furniture**  
BRASS BASE TABLE LAMP 3 FOOT TALL 3 way bulb, GC. Call 4 details. \$30. 336-288-1271

**CEDAR CHEST** Beautiful cedar chest w/lock, custom cushion for top. \$80. 336-402-1767

**COFFEE TABLE** Hooker beautiful cherry, 41" round w/glass on top, wood shell on bottom. \$200. 336-402-1767

**COUCH & CHAIR** 6.5" COUCH PLUS CHAIR 1970'S NAUGA-HYDE. \$75. OBO 207-907-9647

**VINTAGE-CLAW FT. CHAIRS** 2 new cain seats/paint dk.green \$38/pr 336-886-8039

**Health Products**  
HOSPITAL BED Like new, used less than two weeks. Adjustable foot, knee, and back for comfort. \$900. value: will take \$450. or best offer 336-318-5637 robbins50@gmail.com

**Hobbies & Craft Shows**  
4 WHITE SHELF Storage bins-crafts/toys(retail)\$550-100) \$25. 336-886-8039

### Tickets

**READERS & ADVERTISERS**  
North Carolina General Statute 14-344 makes it illegal to sell admission tickets in excess of the printed ticket price plus a \$3.00 service fee. Airline tickets, and many other tickets, awards and coupons are non-transferable. Restrictions may apply. Buyers are advised to check with travel carrier or others, as appropriate before making the purchase.

### PETS FOR SALE

**Blind-Fish-Exotic**

Caution is advised as you find good homes for your pets. Small animals are more at risk of being used as bait animals in dog fights!

**Dogs**

**YORKSHIRE TERRIER FEMALE PUPPY**  
HEALTHY, VACCINATED, NON-SHEDDING | \$900 336-675-5355

### REAL ESTATE-RENT

**Unfurnished Apartments**

**ROCKINGHAM COUNTY Country Setting**  
in Reidsville, NC, 2BR, 2BA home located on 3-acre private wooded lot. Pets negotiable. Central heat and A/C, partially furnished, all appliances, well water/ trash included. \$675/mo. + deposit. References and background checked. Lease preferred; month to month possible. Serious inquiries only. 910-470-5051

**Mobile Homes For Rent**

**MAYOADA:** Dan Valley Mobile Home Park, 3BR / 2BA, single wide, washer & dryer, water included, storage shed. Close to shopping, schools. Non-smoking, no pets. \$ 550/mo. First, last and security deposit. Background check required. 561-254-4387

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Furnished  
All Utilities Included  
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### RECREATION

**Boats**

16' BASS BOAT Nissan 1989 70hp O/B fiberglass boat, fish finders (3), trolling motor, Nissan trailer Runs well. Many extras ready to fish. \$3,300. 336-687-1372 gasonwheels@yahoo.com

### LEGAL NOTICES

**Legal Notices**

This is the 29th day of May, 2020. Rebecca Perry Attorney for Plaintiff 1175 Revolution Mill Drive, No. 8 Greensboro, NC 27405 336-230-7359

The Individuals with Disabilities Education Act (IDEA Part B, Public Law 106.446) Project is presently being amended. The Project describes the special education program that

### Legal Notices

funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income for the program year that runs July 1, 2020-June 30, 2021.

The City of Greensboro intends to submit the 5-Year Consolidated Plan and FY 2020-21 Annual Plan to HUD on or before August 1, 2020.

Written and/or verbal comments may be submitted by 11:59 pm Saturday July 11, 2020 to Caitlin Bowers at [caitlin.bowers@greensboro-nc.gov](mailto:caitlin.bowers@greensboro-nc.gov) v or 336-433-7266.

Persons requiring an interpreter or other services in order to participate in this public process should contact the Neighborhood Development Department 336-373-2349 (voice). Services de traducción disponibles en español (Translation services available in Spanish).



**NOTICE OF SERVICE OF PROCESS BY PUBLICATION**  
STATE OF NORTH CAROLINA  
GUILFORD COUNTY  
in the District Court

**PLAINTIFF DEBORAH JAMES v. DEFENDANT STEVEN G. GORDON.** Guilford County File No: 20 CVD 4370

Steven G. Gordon: Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows: money damages arising from unpaid amounts due and owing from the judgment previously obtained by Plaintiff Deborah James against Defendant Steven G. Gordon in the District Court of Guilford County, Case No. 09 CVD 10832 and incorporation of the terms of the judgment rendered in that case, including monthly support payments.

You are required to make defense to such pleading not later than July 8, 2020 and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

This, the 29th day of May, 2020, Brandy L. Mansouraty Daniel D. Stratton Tuggie Duggins, P.A. 100 N. Greene Street, Suite 600 Greensboro, NC 27401 Attorneys for Plaintiff Deborah James

Dates to Be Published: May 29, 2020, June 5, 2020, June 12, 2020

**NOTICE OF SERVICE OF PROCESS BY PUBLICATION**  
STATE OF NORTH CAROLINA  
GUILFORD COUNTY  
in the District Court

**ROBERT A. WAY v. BARBARA KOLENE WAY,** 20 CVD 4765  
To: BARBARA KOLENE WAY: Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows:

Absolute Divorce. You are required to make defense to such pleading not later than July 8, 2020, and upon your failure to do so, the party seeking service against you will apply to the court for the relief sought.

This, the 29th day of May, 2020, Rebecca Perry Attorney for Plaintiff 1175 Revolution Mill Drive, No. 8 Greensboro, NC 27405 336-230-7359

The Individuals with Disabilities Education Act (IDEA Part B, Public Law 106.446) Project is presently being amended. The Project describes the special education program that

### Meetings and Events

**AG to RS-30, Peony Drive Property.**

This is a request to rezone property from AG (Agricultural) to RS-30 (Residential, Single-Family). Affected property is located at the terminus of Peony Drive and Tredline Drive, Guilford County Tax Parcels 164112 (part) and 164113 (part), approximately 93.5 acres. Applicant/Owner: William Greco, Ted T. Lawson, Connie H. Lawson, Jeffrey Mark Lawson, and DeAnne Greene Lawson.

June 25, 2020 Planning Board Meeting

Stokesdale Planning Board meeting scheduled for Thursday, June 25, 2020 at 7 p.m. will be conducted electronically. The agenda is available on the Town website at [stokesdale.org](http://stokesdale.org).

The public may join the meeting by logging on to: <https://us02web.zoom.us/j/86118337878?pwd=ZjRlM0F4TmE0YUJUSUZFUFh0M0ZzZ0p> and entering Meeting ID 861 1833 7878. Also, to join the meeting, citizens can call the following numbers: 13617158592, 86118337878# or 1.8.583.8626799, 86118337878# or 1.8.583.0254 US.

During the Public Comments portion of the meeting, please keep your comments brief and all back ground noises silenced in consideration of others who are listening and may also wish to comment.

You may also submit comments by phone or email, which will be read into the record, call Town Hall at (336) 643-4011 or email Town Clerk Alisa Houk at [stokesdale@stokesdale.org](mailto:stokesdale@stokesdale.org) by 3 p.m. on the day of the meeting. (Note: Lengthy comments may be summarized.) Statements must be clearly described as a Public Comment during the phone call or labeled as a Public Comment in the subject line of the email. The full name and address of the sender is required.

If you have any questions, please call Town Hall at 336-643-4811.

### Notice to Creditors

**NOTICE OF EXECUTOR TO CREDITORS AND DEBTORS**

Michael W. Chaney, having qualified as Executor for the Estate of Carin L. Warner, Deceased, late of Guilford County, North Carolina, does hereby notify all persons, firms, and corporations having claims against said estate to present them to the undersigned, at the address indicated below, on or before August 29, 2020, or this Notice will be pleaded in bar of their recovery. All persons, firms, and corporations indebted to said estate should please make immediate payment to the undersigned.

This 29th day of May, 2020.

Michael W. Chaney  
Executor of the  
Carin L. Warner Estate  
at  
Schell Bray PLLC  
P. O. Box 21847  
Greensboro, NC 27420

Paul H. Livingston, Jr.  
SCHELL BRAY PLLC  
230 North Elm Street, Suite 1500  
Greensboro, NC 27401

For Publication: May 29, June 5, June 12, and June 19, 2020.

### NOTICE OF EXECUTOR TO CREDITORS AND DEBTORS

Thomas K. Harman, having qualified as Executor for the Estate of Corneille Knight Harman, Deceased, late of Guilford County, North Carolina, does hereby notify all persons, firms, and corporations having claims against said estate to present them to the undersigned, at the address indicated below, on or before August 29, 2020, or this Notice will be pleaded in bar of their recovery. All persons, firms, and corporations indebted to said estate should please make immediate payment to the undersigned.

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Dorsett retired by state Sen. Gla executive director cy, said of Dorset folks would want She was the kind things. She was n North Carolina capitol be flown a of Dr. Dorsett. Hargett Funera ments.



### City Asks for Public Input on the Proposed City of Greensboro 5-Year Consolidated Plan and FY 2020-21 Annual Action Plan for Federal Department of Housing & Urban Development (HUD) Funding



The Greensboro City Council will conduct a virtual public hearing to receive comments on the proposed 2020-24 Consolidated Plan and FY 2020-21 application for federal Department of Housing & Urban Development (HUD) funding. Annual Action Plan addressing housing and community development needs, to review the proposed fund uses and proposed activities for the 2020-2021 fiscal year during the virtual meeting on:

**Tuesday July 21, 2020, 5:30 pm**

Public comments are welcome. Read how you can participate in the virtual public hearing at [www.greensboro-nc.gov/HousingInputNeeded](http://www.greensboro-nc.gov/HousingInputNeeded).

The proposed Five-Year Consolidated Plan is available for public review at [www.greensboro-nc.gov/Consolidated-Plan](http://www.greensboro-nc.gov/Consolidated-Plan). The proposed 2020-21 funding chart is available at [www.greensboro-nc.gov/FundingChart](http://www.greensboro-nc.gov/FundingChart).

Persons requiring an interpreter or other services in order to participate in this public process should contact Community Relations at 336-373-2723 (voice). Servicios de traducción disponibles en español (Translation services available in Spanish).

**Carolina Peacemaker**  
For up-to-date news and information,  
visit: [www.peacemakeronline.com](http://www.peacemakeronline.com)



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# Mascarillas, comida y mochilas gratis en primer "Gran evento comunitario"

**ADRIÁN ROMERO**  
aromero@quepasamedia.com

**QUÉ PASA**  
Winston-Salem.- Este sábado se llevará a cabo una gran entrega de mascarillas, alimentos y otros productos muy cerca de la calle Waughtown, al sureste de Winston-Salem.

Una docena de organizaciones, incluyendo los hospitales, agencias sin fines de lucro, el ayuntamiento de la ciudad y el Departamento de Salud Pública, unieron fuerzas para organizar el primer "Gran Evento Comunitario", el cual se llevará a cabo el 1 de agosto, entre 3 y 5 pm, en el Enterprise Center, sobre Martin Luther King Jr Drive.

De acuerdo con la doctora Reina Rodríguez,

este evento se trata de una campaña enfocada en proveer a todos los habitantes de la ciudad que requieran de una mascarilla y explicarles cómo utilizarla adecuadamente, debido a que todavía existen personas que se la ponen incorrectamente y hasta quienes se niegan a cubrirse la boca y nariz cuando salen a la calle.

"Muchos creen que ya no es necesaria la mascarilla", comentó la doctora Rodríguez, quien se dedica a informar al público sobre cómo prevenir el contagio del coronavirus. "Estamos bien necesitados".

Según señaló la doctora, el porcentaje de hispanos contagiados

de COVID-19 va en aumento nuevamente y esta semana alcanzó el 55 por ciento de la población total en Winston-Salem y alrededores.

En la entrega, los asistentes no deberán bajarse del automóvil en ningún momento, ya que será todo como un autoservicio. Habrá una primera estación donde se la entregarán mascarillas para cada miembro de su familia y explicará la forma adecuada de ponerse el tapabocas. Después, en una segunda estación, habrá paquetes con alimentos sanos y otros artículos que fueron donados, como libros y mochilas para los niños, hasta agotar existencias. La actividad será la



primera de una serie de eventos similares en las principales áreas de Winston-Salem donde se han presentado una cantidad importante de contagios de coronavi-

rus. "Es una muy buena oportunidad para que cada miembro de la familia tenga su mascarilla", enfatizó la doctora Rodríguez.

**Dónde y cuándo**

Enterprise Center, en 1922 S Martin Luther King Jr Dr.

Sábado 1 de agosto, de 3 a 5 pm

## Cierran albercas públicas en Winston-Salem por coronavirus



**ADRIÁN ROMERO**  
aromero@quepasamedia.com

**QUÉ PASA**  
Winston-Salem.- Todas las albercas públicas en Winston-Salem cerraron temporalmente sus puertas al público debido a que empleados en distintas piscinas habrían estado expuestos al contagio de coronavirus.

La medida no afecta a los "splash pads" en los parques Hathaway, Little Creek, Nelson Malloy, Rupert Bell, Sedge Garden,

Mineral Springs y Reynolds.

El problema se originó en la alberca Bolton, cuando un empleado de dicho balneario dio positivo en una prueba de COVID-19. El último día que esta persona trabajó en la alberca fue el miércoles 22 de julio, pero hasta el sábado recibió los resultados del análisis de laboratorio, de acuerdo con una declaración emitida por la administración de la ciudad. Al realizar el rastreo de

contacto, surgió que fuera de sus horas de trabajo, la persona contagiada de coronavirus interactuó con empleados de otras albercas. A todas estas personas se les practicó la prueba para detectar el contagio y se esperan los resultados.

Mientras el Departamento de Recreaciones y Parques no cuente con el suficiente personal para operar las distintas albercas, estas permanecerán cerradas al público.



**Se agradecen los comentarios sobre la segunda enmienda sustancial propuesta de la Ciudad de Greensboro al Plan de Acción Anual del Año Fiscal 2019-2020 para los Fondos de Subvención de la Ley Federal CARES**



Se insta a los residentes de Greensboro a revisar y comentar la Enmienda Sustancial propuesta al Plan de Acción Anual FY 2019-2020 durante el Período de Comentarios Públicos desde el 29 de julio de 2020 hasta el 5 de agosto de 2020. La Enmienda Sustancial propuesta está disponible para revisión pública en [www.greensboro-nc.gov/SubstantialAmendment](http://www.greensboro-nc.gov/SubstantialAmendment). Llame al 336-433-7266 si se requiere una copia impresa. Todos los comentarios serán considerados antes de cualquier acción adicional de la Ciudad en la implementación del plan.

Los comentarios escritos y / o verbales pueden enviarse antes de las 11:59 pm del miércoles 5 de agosto de 2020 a Caitlin Bowers a [caitlin.bowers@greensboro-nc.gov](mailto:caitlin.bowers@greensboro-nc.gov) o llamar con comentarios verbales al 336-433-7266.

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greensboro-nc.gov/Home/Components/News/News/14843/36?backlist=%2fdepartments%2fneighborhood-development

New Tab Section 3 FAQs CityNet AICP Certification F... Search - HUD Excha... HOME Income Data... Edit Activity CHDD Census Tract

2016 Bond Referendum Approved  
 About Us  
 Boards and Commissions  
 City Clerk  
 City Council  
 City Manager's Office  
 City News

2020 Holiday Calendar  
 At Your Service  
 City Calendar  
 City Calendar (meetings)  
 City Connections (e-newsletter)  
 City News  
 e-Notify  
 Official Social Media Sites  
 Road Closures  
 RSS Feeds

Post Size: [ ] [ ] [ ] [Share & Bookmark](#) [Feedback](#) [Print](#)

### City Asks for Public Input on HUD Five-Year Consolidated Plan and 2020-21 Annual Action Plan

**Post Date:** 06/12/2020 2:00 PM

The Neighborhood Development Department is asking residents to review and comment on these printable documents:

- [2020-24 Consolidated Plan](#), which describes programs and projects proposed for the next five program years that run from July 1, 2020 to June 30, 2024, as well as the 2020-21 Annual Action Plan funding application for HUD Community Development Block Grant, Emergency Solutions Grant, Housing Opportunities for Persons With AIDS funds, and Home Investment Partnership Act funding
- [2020-21 Funding Chart](#), which includes the amount of assistance Greensboro expects to receive (including grant funds and program income), the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income for the program year that runs July 1, 2020 to June 30, 2021, as well as a memo outlining the 2020-21 Continuum of Care consultation.

Please e-mail written comments about these plans to [Caitlin Bowers](#) or call in verbal comments to 336-433-7266 by 11:59 pm Saturday, July 11. All comments will be considered prior to any further action by the City towards implementing these plans.

A public hearing will be held at the July 21 City Council meeting. All comments received during the public comment period will be reviewed by City Council.

Anyone requiring an interpreter or other services in order to participate in any related public process should contact Neighborhood Development at 336-373-2349. Servicios de traducción disponibles en español (Translation services available in Spanish).

[Return to previous page >>](#)



# ServiceDirectory

### BUSINESS SERVICES

#### A/C & Heating

**YOU CAN AFFORD A GENERAC**

WHOLE HOUSE GENERATOR AND NEVER LOSE POWER AGAIN!

Financing available with payments as low as \$125/month and no pre-payment penalty

Call us today for a free assessment.

Also providing annual maintenance on your existing Generac home standby generator.

**A-OK Electric Company**  
Certified "Elite" Generac Sales/Installation/Service Dealer

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www.aokelectric.com

### BUSINESS SERVICES

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**LONG'S DRYWALL**  
Drywall All Repairs: Cracks, Holes, Walls & Ceilings.  
**FREE ESTIMATES!**  
Brian Long  
336-382-9727

### BUSINESS SERVICES

#### Lawn Services

**LAWN CARE SERVICES BY Robert Allred, 336-579-7902**

Mow, trim, prune shrubs, bushes, small/medium trees, hauling, pressure wash, gutters. Horticulture degree. Owner/Operator w/helper.

**NO JOB TOO BIG OR SMALL. GOOD PRICES/GREAT REFS!**

Year Round Landscaping We can do everything landscaping - clean up leaves, trim bushes or trees, mulch and edge beds. We want to earn your business

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**Lawn & Order Landscaping**  
336-689-4436

### BUSINESS SERVICES

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**PREMIER PAINTING**

Best rates in the area for all interior & exterior painting, drywall repair & installation, general carpentry, pressure washing, and more. 20 years experience. Licensed & insured. Satisfaction guaranteed. Call now for a free estimate!

336 543 3544 / 336 740 1443

### BUSINESS SERVICES

#### Plumbing

**Scott Plumbing Company**

Serving the Triad for all your plumbing needs! New residential plumbing installation, water heaters, plumbing remodeling, repairs and roofer service, sewer and water mains, garbage disposals, and more.

**Robert Scott 336-655-6183**  
robert@scottplumbing.com

### BUSINESS SERVICES

#### Roofing

**REPAIR SPECIALIST**  
"We stop the rain drops!"  
All types of roof, every kind of leak.  
Free estimates & 7 days a week service.  
Commercial & Residential, Fully Insured, 30+ yrs exp.  
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roofingdel69@att.net

### BUSINESS SERVICES

#### Bathrooms & Kitchens

**Disalbed Veterans:**  
Did you know you may be entitled to a new low-access shower installed through the VA at little or no cost to you?

For more details call 336 665 0441 for a free consultation.

### BUSINESS SERVICES

#### Concrete Work

**ALCO CONCRETE**  
Specializing in:  
• DRIVEWAYS • PATIOS  
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AND MORE!  
No Job Too Small or Big  
Best Prices/Free Estimates  
Serving the Triad  
for 30 Years!  
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#### Home Improvements

**All Home Repairs**  
Painting, Sheetrock, Stucco Repair, Flooring, Roofing, Landscaping, & MORE!  
References provided and all work is guaranteed & warranted. Open 7 Days!

336-617-3899 (Office)  
336-253-2720 (David)  
336-255-1432 (Johnny)

### BUSINESS SERVICES

#### CUSTOM REGLAZING

Bathtubs • Sinks • Fiberglass Kitchen Countertops  
Serving NC Since 2001  
336-454-1678

TriadMarketplace puts information about buying and selling at your door.

### RECREATION

#### Boats

**HUNTER SAILBOAT**  
1998 34' Hunter sailboat, excellent condition and well maintained. Sleeps 7, full kitchen and bath, electronics inc. GPS, autopilot, depth finder and more. Diesel engine with 650 hours Located at Smith Mountain Lake in Union Hall, VA. \$55,500. 336-253-3375

### LEGAL NOTICES

#### Legal Notices

Advertisement for Bids

Frank L. Blum Construction will accept proposals until 2:00 pm on Tuesday, July 21, 2020 for the Alamo-Burlington School System-South Mebane Elementary School project located at 600 South Third Street, Mebane, NC.

This project includes construction of two additional totaling approximately 19,400 SF, and approximately 21,000 SF of renovations. The scope of work

### LEGAL NOTICES

#### Legal Notices

City Asks for Public Input on the Proposed City of Greensboro 5-Year Consolidated Plan and FY 2026-21 Annual Action Plan for Federal Department of Housing & Urban Development (HUD) Funding

The proposed Five-Year Consolidated Plan is available for public review at www.greensboro-nc.gov/ConsolidatedPlan. The proposed 2026-21 funding chart is available at www.greensboro-nc.gov/FundingChart.

Persons requiring an interpreter or other services in order to participate in this public process should contact Community Relations at 336-373-2723 (voice). Servicios de traducción disponibles en español (Translation services available in Spanish).

### LEGAL NOTICES

#### Legal Notices

Public comments are welcome. Read how you can participate in the virtual public hearing at www.greensboro-nc.gov/HousingInputNeeded.

### LEGAL NOTICES

#### Legal Notices

Notice to Creditors

Laura A. Tucker and Fletcher Carpenter, Jr. Co-Administrators of the Zanelle S. Tucker Estate  
Schell Bray PLLC  
P. O. Box 21847  
Greensboro, NC 27420

Amy H. Kincaid  
SCHELL BRAY PLLC  
230 North Elm Street, Suite 1500  
Greensboro, NC 27401

For Publication: June 25, July 2, 9, and 16, 2020.

### LEGAL NOTICES

#### Legal Notices

Notice to Creditors

Having qualified as Executor of the Estate of Charles Frederick Renfrow, Charles Fredrick Renfrow deceased, Guilford County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned on or before the 18th day of September, 2020, or this notice will be pleaded in bar of their recovery. This is the 18th day of June, 2020. Julia Plythe Renfrow Hoke, Executor  
2415 Trenton Woods Way  
Raleigh, NC 27607

### LEGAL NOTICES

#### Legal Notices

ROCKINGHAM LEGALS

NOTICE TO CREDITORS AND DEBTORS

All persons, firms and corporations having claims against JAMES W. SAUNDERS, deceased, are notified to exhibit them to CYNTHIA A. SAUNDERS, 247 Banberry Loop, Lexington, NC 27307, Administratrix of the decedent's estate, on or before the 18th day of September, 2020, or be barred from their recovery. Debtors of the decedent are asked to make immediate payment to the above-named Administratrix.

This is the 18th day of June, 2020.

CYNTHIA A. SAUNDERS, Administratrix  
Estate of JAMES W. SAUNDERS  
247 Banberry Loop  
Lexington, NC 27307

## CROSSWORD

By THOMAS JOSEPH

- ACROSS**
- 44 Fricco  
1 Sweeping story  
5 Return to base  
10 Annoying fellow  
12 Make amends  
13 Assessed  
14 River crossings  
15 "Exodus" hero  
16 Major landing site  
18 Hotel suite feature  
20 Salon stuff  
21 Epps of "House"  
23 Take advantage of  
24 Church leader  
26 Western natives  
28 Commotion  
29 Song for one  
31 USN rank  
32 Take-home  
36 Kibbles, e.g.  
39 Bar rocks  
40 To any extent  
41 Bush's successor  
43 Whimsical
- DOWN**
- 1 Scarecrow fill  
2 In the know  
3 "Under stand?"  
4 Verb for you  
5 Roosevelt's successor  
6 Resting on  
7 Deviate from team strategy  
8 Strip  
9 Mortar's mate  
11 "A Mind to Murder" author  
17 Pitching stat  
19 Jazz style  
22 Decided, as a case  
24 Roofing gunk  
25 Facing the audience  
27 Youngster  
28 Leav  
30 Singer  
33 Garand, for one  
34 High points  
35 Decade parts  
37 Hightail it  
38 Early carmaker  
42 Shirt protector

**Yesterday's answer**

1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45

AXYDLBAAXR  
is LONGFELLOW

One letter stands for another. In this sample, A is used for the three L's, X for the two O's, etc. Single letters, apostrophes, the length and formation of the words are all hints. Each day the code letters are different.

## CRYPTOQUOTE

EP XCV ZCVAU APFY QD VB,  
XCV QVWY MD CT IFLIDO

LOCVTU. ONARI ZNAUC

DQDOWCT  
Yesterday's Cryptquote: A TORN JACKET IS SOON MENDED; BUT HARD WORDS BRUISE THE HEART OF A CHILD. — HW LONGFELLOW

### LEGAL NOTICES

#### Legal Notices

Notice to Creditors

Having qualified as Executor of the Estate of Barbara Palmer Blackwood, deceased, Guilford County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned on or before the 18th day of September, 2020, or this notice will be pleaded in bar of their recovery. This is the 18th day of June, 2020. Julia Plythe Renfrow Hoke, Executor  
2415 Trenton Woods Way  
Raleigh, NC 27607

### LEGAL NOTICES

#### Legal Notices

Notice to Creditors

Having qualified as Executor of the Estate of Sue E Smith deceased, Guilford County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned on or before the 18th day of September, 2020, or this notice will be pleaded in bar of their recovery. This is the 18th day of June, 2020. Julia Plythe Renfrow Hoke, Executor  
2415 Trenton Woods Way  
Raleigh, NC 27607

### LEGAL NOTICES

#### Legal Notices

Notice to Creditors

Having qualified as Executor of the Estate of James W. Saunders, deceased, Guilford County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned on or before the 18th day of September, 2020, or this notice will be pleaded in bar of their recovery. This is the 18th day of June, 2020. Julia Plythe Renfrow Hoke, Executor  
2415 Trenton Woods Way  
Raleigh, NC 27607

(336)274-7829.  
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 eacemaker.com.  
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 oro, N.C. 27405

**Carolina  
 eacemaker**

Commit Avenue;  
 oro, N.C. 27405.  
 6210 or (336)274-7829  
 (336)273-5103  
 arolinapeacemaker.com  
 eacemaker.com

**bread  
 9,**

ad

...the collective energy generated by the Mass Poor People's Assembly and Moral March on Washington will translate in a greater voice for poor people at the polls this November, and beyond.

"If the rejected millions—the poor without health insurance, without living wages, without clean water, without voting protections—unite, we can move the moral and political imagination of this country and revive the heart of our democracy," they say.

The event has taken on more significance since the deaths of African Americans Amund Arbery, Breonna Taylor, George Floyd and Rayshard Brooks at the hands of law enforcement. In an "Open Letter to Our Nation's Lawmakers on Systematic Racism," the Poor People's Campaign wrote:

*We lift up those who are taking action against police brutality and all forms of violence against Black, Brown, indigenous and poor people. Our collective public mourning is an expression of outrage, anguish and pain from these multiple pandemics of police violence, policy violence and economic violence. We are committed to ending systemic racism, poverty, militarism, climate crisis and a distorted moral*

*"We need sweeping change. The long train of abuses demands it. Too many deaths demand it. And the protests demand it. We demand that our politicians address the full extent of this vio-*

*from for generations. Somebody's been hurting our people for far too long. And we won't be silent anymore.*

The Mass Poor People's Assembly and Moral March on

be broadcast on Saturday, June 20th at 10 a.m. and 6 p.m., and again on Sunday, June 21st at 6 p.m. Visit [June2020.org](http://June2020.org) to tune in.

**Comments Welcomed on the City of Greensboro Proposed 2020-2024 Consolidated Plan and the Fiscal Year 2020-2021 Annual Action Plan for Federal HUD Grant Funds**

Greensboro residents are encouraged to review and comment on the 2020-2024 Consolidated Plan and FY 2020-2021 Annual Action Plan summary documents during the Public Comment Period from June 12, 2020 through July 11, 2020. The proposed plan information is available for public review at [www.greensboro-nc.gov/ConsolidatedPlan](http://www.greensboro-nc.gov/ConsolidatedPlan). The proposed 2020-2021 funding chart and Continuum of Care consultation memo is available at [www.greensboro-nc.gov/FundingChart](http://www.greensboro-nc.gov/FundingChart). Please call 336-433-7266 if hard copies are required. All comments will be considered prior to any further action by the City towards plan implementation.

The Consolidated Plan includes programs and projects proposed for the next five program years that run July 1, 2020-June 30, 2024. The Annual Action Plan is considered the funding application for HUD funding and outlines how the City will use anticipated Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons With AIDS (HOPWA) funds, and Home Investment Partnership Act (HOME) funds to address needs in Greensboro and in neighboring HOME Consortium member jurisdictions.

The funding chart includes the amount of assistance Greensboro expects to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income for the program year that runs July 1, 2020-June 30, 2021.

The City of Greensboro intends to submit the 5-Year Consolidated Plan and FY 2020-21 Annual Plan to HUD on or before August 1, 2020.

Written and/or verbal comments may be submitted by 11:59 pm Saturday July 11, 2020 to Caitlin Bowers at [caitlin.bowers@greensboro-nc.gov](mailto:caitlin.bowers@greensboro-nc.gov) or 336-433-7266.

Persons requiring an interpreter or other services in order to participate in this public process should contact the Neighborhood Development Department 336-373-2349 (voice). Servicios de traducción disponibles en español (Translation services available in Spanish).



# Recursos millonarios para programas por el conteo del Censo

**GUADALUPE RAMOS**  
 editor@quepasamedia.com

**QUÉ PASA**  
 Gracias a las asignaciones derivadas del conteo del censo, se destinan

millones de dólares a diferentes programas que impactan la vida de las personas y las comunidades donde viven. Información de la Ofi-

cina del Censo de Estados Unidos indica que del conteo del censo se obtienen \$381 millones por año para el programa nacional de almuer-

zos escolares, donde se benefician aproximadamente 800 mil estudiantes de Carolina del Norte. Así mismo los pro-



### Impacto de los resultados del Censo 2020 en los próximos 10 años

<p>Se podrán construir <b>más escuelas</b> en su comunidad.</p>	<p>Permitirá la ampliación <b>del transporte público.</b></p>
<p>Ayudará en más aporte a <b>los servicios de emergencia.</b></p>	<p>Ayudará a los gobiernos locales a implementar más <b>instalaciones de atención médica.</b></p>
<p>Más fondos para la construcción de <b>carreteras y autopistas.</b></p>	<p>Ayudará a tomar mejores <b>decisiones comerciales</b> a los dueños de negocios.</p>

gramas de Head Start y Early Head Start son programas gratuitos, financiados por el gobierno federal, y diseñados para promover la preparación escolar de niños de familias de bajos ingresos. Alrededor de 26 mil niños en el estado participan en un programa de Head Start y el estado actualmente recibe alrededor de \$231 millones por año.

En el 2017, 546 mil pacientes recibieron cuidado de salud de un centro de salud comunitario en Carolina del Norte, estado que actualmente recibe alrededor de \$119 millones por año basados en las asignaciones derivadas del censo para los centros de salud comunitarios.

Otro ejemplo son los aproximadamente 376 mil 151 estudiantes de Carolina del Norte que en el año 2017 se beneficiaron con el programa nacional de desayunos escolares. El estado recibe alrededor de \$135 millones por año.

Uno más de los programas es WIC, que recibe \$203 millones por año. Es un programa de nutrición para mujeres embarazadas o amamantando, o que han estado embarazadas recientemente, infantes y niños menores de 5 años, quienes reciben alimentos sanos, educación y asesoramiento sobre nutrición.

Medicaid provee seguro de salud para más de 900 mil niños en Carolina del Norte. Provee cuidado de salud para padres de bajos ingresos, personas mayores y personas con discapacidades. El estado recibe alrededor de \$8.5 billones por año.

## Se reanuda la operación de campo “Actualizar Licencia”



**GUADALUPE RAMOS**  
 editor@quepasamedia.com

**QUÉ PASA**

subdirector regional del Censo en el sureste, dijo que todo eso se

tos de grupo) se enfoca en instituciones a donde se hace el conteo con

**Se agradecen los comentarios sobre el Plan Consolidado 2020-2024 propuesto por la Ciudad de Greensboro y el Plan de Acción Anual del Año Fiscal 2020-2021 para los Fondos de Subvención Federal HUD**

Se recomienda a los residentes de Greensboro que revisen y comenten en los documentos resumidos del Plan de Acción Consolidado 2020-2024 y del Plan de Acción Anual FY 2020-2021 durante el Período de Comentarios Públicos a partir el 12 de junio de 2020 hasta el 11 de julio de 2020. La información del plan propuesto está disponible para revisión pública en [www.greensboro-nc.gov/ConsolidatedPlan](http://www.greensboro-nc.gov/ConsolidatedPlan). El cuadro de financiamiento propuesto para 2020-2021 y el memorando de consulta de Continuum of Care están disponibles en [www.greensboro-nc.gov/FundingChart](http://www.greensboro-nc.gov/FundingChart). Llame al 336-433-7266 si necesita copias impresas. Todos los comentarios serán considerados antes de cualquier acción adicional de la Ciudad hacia la implementación del plan.

El Plan Consolidado incluye programas y proyectos propuestos para los próximos cinco años del programa y se ejecutarán a partir del 1 de julio de 2020 hasta el 30 de junio de 2024. El Plan de Acción Anual se considera la solicitud de financiamiento para el financiamiento de HUD y describe cómo la Ciudad utilizará la Subvención de Desarrollo Comunitario anticipada (CDBG), Subsidio de Soluciones de Emergencia (ESG), fondos de Oportunidades de Vivienda para Personas con SIDA

greensboro-nc.gov/departments/neighborhood-development/housing-services/housing-gso/housing-input-needed

Section 3 FAQs CityNet AICP Certification E... Search - HUD Exha... HOME Income Dete... Edit Activity CHDO Census Tracts HOME C

**HOUSING - DEVELOPMENT - HOUSING SERVICES - HOUSING INPUT NEEDED**

## Housing Input Needed

July 17, 2018 10:00 AM

### City Awaits for Public Input on Proposed Federal Housing Funding Plans

At its recent City Council meeting on Thursday, July 12, 2018, the City Council passed a resolution to receive comments on the proposed 2020-21 Consolidated Plan and (7/20/2021) Annual Action Plan for US Department of Housing and Urban Development (HUD) funding. Based on that resolution, the City is now seeking public input on the proposed plans.

**Submit Your Input**

To provide input on the proposed plans, please email your comments to [housing@cityofgreensboro.com](mailto:housing@cityofgreensboro.com) by 12 noon Monday, July 20, 2018. Comments should be in the form of a letter or a video recording and should be no longer than 2 minutes. Comments should be submitted in English.

The entire meeting can be viewed live on [City of Greensboro Television](http://www.cityofgreensboro.com) on [www.cityofgreensboro.com](http://www.cityofgreensboro.com). All comments received will be posted on the City website and will be part of the public record.

**About the Plans**

The Consolidated Plan includes programs and projects proposed for the next five program years, which are July 1, 2020 through June 30, 2025.

The Annual Action Plan is considered the application for HUD funding and outlines how the City will utilize HUD funds in the program years. It also includes information on the City's Housing Opportunities for Persons with Disabilities (HOPWD) funds and Home Investment Partnership Act (HOME) funds to address needs in Greensboro and in neighboring 10 MDCs through a number of programs.

The annual plan includes programs and projects proposed for July 1, 2020 through June 30, 2021. [View the 2020-21 plan.](http://www.cityofgreensboro.com)

The City will submit the consolidated plan and annual report to HUD by August 1.

Please contact the Housing Services Department if you have any questions or need more information. Contact the Housing Services Department at 336-373-4722 (ext. 3300) or [housing@cityofgreensboro.com](mailto:housing@cityofgreensboro.com).

ID 20-0439  
210-30

RESOLUTION AUTHORIZING SUBMISSION OF THE 2020-2024 CONSOLIDATED PLAN AND ANNUAL ACTION PLAN APPLICATION FOR \$4,810,948 US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FUNDS AND THE CONDUCT OF PROGRAM ACTIVITIES FOR THE 2020-2021 FISCAL YEAR

WHEREAS, under the Housing and Community Development Act of 1974, the Cranston-Gonzalez National Affordable Housing Act of 1990, and implementing regulations issued by the Secretary of the Department of Housing and Urban Development (HUD) on January 5, 1995, the city of Greensboro is required to prepare and submit to HUD a five-year consolidated plan for housing and community development activities and subsequent Annual Action Plans each fiscal year;

WHEREAS, the City of Greensboro, Guilford County, the City of Burlington, and Alamance County have formed the HOME Consortium to receive HOME Investment Partnerships Program funding;

WHEREAS, the City of Greensboro, as Lead Entity for the HOME Consortium, is responsible for submitting all Federal applications and reports;

WHEREAS, a Five-Year Consolidated Plan and Annual Action Plan have been prepared which describes the priority needs and strategies for the HOME Consortium; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO;

That the 2020-2024 Consolidated Plan and Year 1 Annual Action Plan for the HOME Consortium developed and presented to City Council at its July 21, 2020 meeting and known as *2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan* is hereby adopted with the subsequent inclusion of any additional edits required by the public hearing.

That the submission of the 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan for the HOME Consortium is hereby authorized and approved.

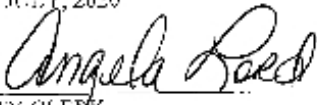
That the City of Greensboro and each administering member jurisdiction of the HOME Consortium will submit consolidated plans annual action plans which describe activities directed at meeting the critical needs and priorities identified in the five-year consolidated plan.

That the City of Greensboro, as lead entity for the HOME Consortium, consents to such obligations, responsibilities, and requirements as described by the Secretary of the Department of Housing and Urban Development for such lead entities.

That the City Manager is designated as the official representative of the City of Greensboro, and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Official, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local HUD activities as referred to above; and (2) to accept the jurisdiction of the Federal courts for the purpose of enforcement of their responsibilities as such an official.

THE FOREGOING RESOLUTION WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF  
GREENSBORO ON THE 21<sup>ST</sup> DAY  
OF JULY, 2020

  
CITY CLERK

APPROVED AS TO FORM

  
CITY ATTORNEY

1D 20-0440  
211-20

RESOLUTION AUTHORIZING SUBMISSION OF THE ANNUAL ACTION PLAN  
APPLICATION FOR \$2,410,258 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
PROGRAM FUNDS AND THE CONDUCT OF CDBG PROGRAM ACTIVITIES FOR THE  
2020-2021 FISCAL YEAR

WHEREAS, the Department of Neighborhood Development has prepared a 2020-2021 Annual Action Plan that states goals and objectives for affordable housing, neighborhood development, and economic development for the coming year;

WHEREAS, under Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, the Secretary of the Department of Housing and Urban Development is authorized to award Community Development Block Grants (CDBG) for the conduct of Community Development Programs;

WHEREAS, it is desirable and in the public interest for the City of Greensboro to prepare and submit a One-year Action Plan for conducting Community Development activities in the City of Greensboro;

WHEREAS, it is understood that acceptance of a Community Development Block Grant obligates the City of Greensboro to conduct and administer Community Development Program activities in accordance with the requirements of Title I of the Housing and Community Development Act of 1974, as amended, applicable Federal and State laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the 2020-2021 Annual Action Plan is hereby approved.

That the submission of an Annual Action Plan applying for FY 2020-21 Community Development Block Grant funds in the amount of \$2,410,258, which includes \$150,000 in estimated local program income, is hereby authorized and approved.

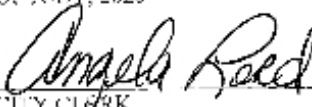
That the conduct of Community Development Block Grant activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved.

That the City of Greensboro is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of a Community Development Block Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the City Manager is designated as the official representative of the City of Greensboro, and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Officer, or their designee, is authorized and consents on behalf of the City of Greensboro and hereinself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local Community Development Program activities as referred to above; and (2) to accept the jurisdiction of the Federal courts for the purpose of enforcement of their responsibilities as such an official.

THE FOREGOING RESOLUTION WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF  
GREENSBORO ON THE 21<sup>ST</sup> DAY  
OF JULY, 2020

  
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY ATTORNEY



ID 20-0441  
212-20

RESOLUTION AUTHORIZING THE SUBMISSION OF THE ANNUAL ACTION PLAN APPLICATION FOR \$1,920,790 HOME CONSORTIUM FUNDS AND THE CONDUCT OF HOME CONSORTIUM ACTIVITIES FOR THE 2020-2021 FISCAL YEAR

WHEREAS, under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, the Secretary of the Department of Housing and Urban Development is authorized to make HOME Program grants for the conduct of HOME Programs;

WHEREAS, the City of Greensboro, Guilford County, the City of Burlington, and Alamance County have formed a Housing Consortium to receive HOME funding;

WHEREAS, the City of Greensboro, as Lead Entity for the Consortium, is responsible for submitting all Federal applications and reports;

WHEREAS, each administrative Consortium member developed their HOME funding plan and conducted their own citizen participation process;

WHEREAS, the City of Greensboro has prepared an Annual Action Plan for the 2020-2021 Fiscal Year on behalf of the Consortium;

WHEREAS, it is understood that acceptance of a HOME Program Grant obligates the City of Greensboro to conduct and administer HOME Program activities in accordance with the requirements of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, applicable Federal and State Laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the submission of a consolidated application for the Greensboro/Guilford/Burlington/Alamance Housing Consortium, including application for FY 2020-2021 HOME Program funding in the amount of \$1,920,790, which includes \$100,000 in estimated local program income, is hereby authorized and approved.

That the One Year Annual Action Plan for the Consortium is hereby approved.

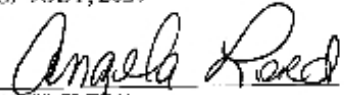
That the City of Greensboro and each member jurisdiction will provide any required local match from non-federal funds. That the conduct of HOME Program activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved. That the City of Greensboro and each member of the Consortium is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of a HOME Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the City Manager is designated as the official representative of the City of Greensboro, and is authorized to submit the final statement, all understandings and assurances contained therein.

and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Officer, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local HOME Program activities as referred to above; and (2) to accept the jurisdiction of the federal courts for the purpose of enforcement of her/his responsibilities as such an official.

THE FOREGOING RESOLUTION WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF  
GREENSBORO ON THE 21<sup>ST</sup> DAY  
OF JULY, 2020

  
CITY CLERK

APPROVED AS TO FORM

  
CITY ATTORNEY

ID 20-0442  
213-20

RESOLUTION AUTHORIZING SUBMISSION OF THE ANNUAL ACTION PLAN APPLICATION  
FOR \$195,930 EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM FUNDS AND THE  
CONDUCT OF ESG PROGRAM ACTIVITIES FOR THE 2020-2021 FISCAL YEAR

WHEREAS, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH) consolidates three separate homeless assistance programs administered by HUD into a single grant program under the McKinney-Vento Homeless Assistance Act and revises the Emergency Shelter Grants Program and renames it the Emergency Solutions Grant (ESG) Program;

WHEREAS, it is understood that acceptance of an ESG Program Grant obligates the City of Greensboro to conduct and administer ESG Program activities in accordance with the applicable Federal and State Laws, and implementing rules and regulations officially adopted by the Department of Housing and Urban Development; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That application for ESG Program funds in the amount of \$195,930 is approved. That the Annual Action Plan that includes the ESG Program is hereby approved.

That the conduct of ESG Program activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved.

That the City of Greensboro is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of an ESG Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the City Manager is designated as the official representative of the City of Greensboro, is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Officer, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local ESG Program activities as referred to above; and (2) to accept the jurisdiction of the federal courts for the purpose of enforcement of their responsibilities as such an official.

THE FOREGOING RESOLUTION WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF  
GREENSBORO ON THE 21<sup>ST</sup> DAY  
OF JULY, 2020

  
CITY CLERK

APPROVED AS TO FORM

  
CITY ATTORNEY

10 20-0443  
214-20

RESOLUTION AUTHORIZING THE SUBMISSION OF THE ANNUAL ACTION PLAN APPLICATION FOR \$533,970 HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM FUNDS AND THE CONDUCT OF HOPWA GRANT ACTIVITIES FOR THE 2020-2021 FISCAL YEAR

WHEREAS, the City of Greensboro anticipates receiving an FY 2020-2021 HUD HOPWA grant of \$533,970 as lead entity in the local Eligible Metropolitan Statistical Area (EMSA);

WHEREAS, it is understood that acceptance of the HOPWA grant obligates the City of Greensboro to conduct and administer Program activities in accordance with all applicable Federal and State Laws, and implementing rules and regulations; and

NOW, I HEREBY, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That application for HOPWA Program funds in the amount of \$533,970 is approved. That the Annual Action Plan that includes the HOPWA Program is hereby approved.

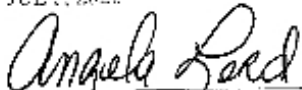
That the conduct of HOPWA Program activities in whole or in part by the City of Greensboro and/or designees is hereby authorized and approved.

That the City of Greensboro is fully cognizant of the obligations, responsibilities, and requirements accompanying the acceptance of a HOPWA Grant and that it is the sense of this body that such obligations, responsibilities, and requirements will be fulfilled.

That the City Manager is designated as the official representative of the City of Greensboro and is authorized to submit the final statement, all understandings and assurances contained therein, and directed to act in connection with the submission of the final statement and to provide such additional information as may be required.

That the Mayor, as Chief Elected Officer, or their designee, is authorized and consents on behalf of the City of Greensboro and her/himself (1) to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969, insofar as the provisions of such act apply to the administration and conduct of local HOPWA Program activities as referred to above; and (2) to accept the jurisdiction of the federal courts for the purpose of enforcement of his responsibilities as such an official.

THE FOREGOING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO ON THE 21<sup>ST</sup> DAY OF JULY, 2020

  
CITY CLERK

APPROVED AS TO FORM

  
CITY ATTORNEY

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> 2013-2017 ACS (Most Recent Year)
	<b>List the name of the organization or individual who originated the data set.</b> American Community Survey
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	<b>Briefly describe the methodology for the data collection.</b>
	<b>Describe the total population from which the sample was taken.</b>
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>
<b>2</b>	<b>Data Source Name</b> Housing Inventory Count Report (2018)
	<b>List the name of the organization or individual who originated the data set.</b> HUD Continuum of Care Homeless Assistance Programs
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>

<b>Briefly describe the methodology for the data collection.</b>
<b>Describe the total population from which the sample was taken.</b>
<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>