

City of Greensboro

FY 2011-12 CAPER

**Comprehensive Annual Performance
Evaluation Report [CAPER]
Narrative**

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INTRODUCTION

The 2011-12 CAPER submission references tables and workbooks found in the Greensboro Consortium's 2010-2014 Consolidated Plan. The Plan can be accessed online at: <http://www.greensboro-nc.gov/modules/showdocument.aspx?documentid=8527>

The Consolidated Plan follows the six principles established by the Interagency Partnership for Sustainable Development, plus an environmental component.

- Principle 1: Provide more transportation choices
- Principle 2: Promote equitable, affordable housing
- Principle 3: Enhance economic competitiveness
- Principle 4: Support existing communities
- Principle 5: Coordinate and leverage federal policies and investment
- Principle 6: Value communities and neighborhoods
- Principle 7: Recognize the environment as a critical element of community sustainability

The overall goal of the community planning and development programs covered by the Consolidated Plan is to develop viable communities by providing decent housing, promoting a suitable living environment and expanding economic opportunities principally for low and moderate-income persons. The primary means towards this is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations in the production and operation of affordable housing.

In conformance with the Consolidated Plan, Greensboro's Community Development Block Grant, Emergency Shelter Grant, local Nussbaum Housing Partnership funds and HOME Consortium member funds were directed toward homeownership, housing rehabilitation and public services that served the needs of primarily low-to-moderate income households within designated geographic boundaries in the city and member jurisdictions.

\$5,484,841 in funds from combined sources were allocated for the 2011-12 PCD Community Development Budget.

1. GENERAL NARRATIVES

1.1 Assessment of 5 year and 1 Year Goals and Objectives

The Consolidated Plan sets goals for the use of Federal funds by the City of Greensboro and Guilford County, as well as the for-profit and non-profit partners that work with the City and County to achieve those goals. Each of the subsequent Annual Plans and CAPER's for the five-year planning period of the Consolidated Plan will evaluate the success of the City and County in carrying out the goals and strategic actions of the plan.

Highlights of this year's accomplishments under the Consolidated Plan include:

Principle 1: Provide more transportation choices

- Greensboro Downtown Greenway - This 4 mile pedestrian infrastructure project will enhance all downtown and adjacent neighborhoods by creating walking and cycling connectivity circling the downtown and linking to radial trails. Community Development Block Grant funds are being used for engineering design of a section through a lower wealth neighborhood.

Principle 2: Promote equitable, affordable housing

- Active housing projects included City-wide Housing Rehabilitation, Lead Paint Hazard Remediation (city wide), HOME subsidies for multi-family development (Laurence Manor, Jonesboro Landing and Glenwood II), single family development and homebuyer subsidies in the Willow Oaks Redevelopment area.
- The Village Crossing project was awarded "Emerald Level certification" (the highest available) under the NAHB National Green Building Standards, and the project included 9 units of permanent supportive housing.

Principle 3: Enhance economic competitiveness

- The CDBG funded loan pool was re-focused towards supporting a Community Development Financing Institution targeting small business lending.
- The Downtown Targeted Loan Pool Program funded one large retail redevelopment project that will result in dozens of new jobs overall.
- The Nussbaum Center for Entrepreneurship, a highly successful small business incubator, used City loan funds to renovate a new larger facility in the former Carolina Steel Company headquarters.

Principle 4: Support existing communities

- The Cottage Grove neighborhood within Willow Oaks has created a single-purpose non-profit entity to coordinate revitalization of the area in cooperation with the Purpose Built Communities' method of holistic community development.
- Remediation of environmental contamination at the South Elm Street Brownfields site is complete, and a development team has been selected for negotiation of a Master Development Agreement for the 7 acre site adjacent to the Central Business District.

- The University of North Carolina at Greensboro (UNCG) has started construction on an expansion to their campus that straddles two areas for which the City has adopted plans: the Central Gateway Corridor and the Glenwood Neighborhood. The first phase of the development will include 800 beds for students, a new pedestrian underpass to provide access under a railway, and retail space. Subsequent phases will include an additional 600 beds for students including honors housing, a recreational facility, and additional retail, office and classroom space. UNCG has worked for several years with the City and the neighborhood to develop plans that will satisfy the goals of the neighborhood, the school, and the City, including developing a Memorandum of Understanding with the neighborhood. Modifications to the original plan include adjusting building sites to preserve significant neighborhood fabric, moving historic structures where possible and salvaging others, and preserving stands of trees significant to the neighborhood. The collaborative approach taken by the school in this project has been influenced by work with the University Roundtable, a City-led initiative to integrate schools into their surrounding.

Principle 5: Coordinate and leverage federal policies and investment

- The city partnered HUD funding with Department of Energy funding in rehabilitation projects like the Nettie Coad Apartments as well as using HOME funding in combination with private and public funds. The combination of these sources magnified the limited HUD funding and resulted in improved housing and economic well being throughout the target areas.

Principle 6: Value communities and neighborhoods

- Revitalization of the Cottage Grove neighborhood within Willow Oaks is focused on providing quality educational experiences cradle to career for students of the community; NC-A&T provides student and teacher support at Hampton elementary, and funds are being sought to enable Hampton to become a school of excellence.

Principle 7: Recognize the environment as a critical element of community sustainability

- In partnership with the Guilford County Schools, the student Energy WISE program received national recognition from the National Energy Education Development Youth Awards for their education programs and level of school based energy reductions.
- Energy conservation measures were installed in city owned facilities that included window replacements, solar hot water, lighting upgrades, and HVAC upgrades.
- The City implemented a \$5 million Department of Energy grant for the BetterBuildings for Greensboro program which has a goal of providing financial assistance for energy upgrades in 2,100 residential units and 350,000 square feet of commercial space.

A scarcity of affordable land, funding constraints, and increasingly poor economic conditions nationally and locally were three realities that presented obstacles to addressing all priority needs. In spite of difficult economic circumstances, the goals of the *2011-12 Annual Plan* were met or exceeded through housing and community development activities.

City of Burlington: Assessment of Five Year Goals

As of June 30, 2012, the City of Burlington completed 100% percent of its five-year goal for housing rehabilitation.

During the program year, the City rehabilitated ten (10) owner-occupied houses using Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, and leveraged resources. Of these houses, the City renovated and made accessible homes for one disabled head of households. Elderly individuals headed seven of the households. For one homeowner, the City reconstructed dilapidated homes. Of the nine units tested, the City used interim controls or abatement procedures to reduce the lead-based paint hazards in three positive units. All rehabilitated units were brought from substandard to standard conditions and made energy efficient.

The City of Burlington did not undertake any rental housing rehabilitation projects. As a member of a HOME Program Consortium, the City did not receive any homebuyer's assistance funds for program year.

The full Burlington CAPER report is posted online at: [Burlington, NC - Official Website - Community Development Division](#)

1.2 Affirmatively Furthering Fair Housing

The City of Greensboro completed an update of the Analysis of Impediments to Fair Housing Choice in FY 2008-2009. The update is required by HUD every five years. To perform the analysis, the City utilized data from a Home Mortgage Disclosure Act (HMDA) analysis and a UNCG (Local University) coordinated paired testing of accessibility to rental housing in the update to the Analysis of Impediments to Fair Housing Choice.

The Human Relations Department of the City of Greensboro investigates, mediates, and when needed, prosecutes fair housing cases. In fiscal year 2011-12 the Greensboro Human Relations Department investigated 20 fair housing complaints. The Fair Housing division provided assistance to a wide range of callers and trained 1024 individuals in Fair Housing law.

Outreach included training for the employees of two large management companies as part of settlement agreements for substantiated cases, and orientation of refugees in collaboration with Church World Service. April 2012 the Department hosted its annual Fair Housing month event, with over 100 attendees. National guest speakers highlighted issues regarding fair housing and foreign nationals and rights for [persons with disabilities](#) under the Fair Housing Ordinance and Act.

December 2011 the Department won a HUD Partnership grant and awarded a contract to Sills Consulting to conduct enforceable fair housing testing.

1.3 Accomplishments in Major Activity Areas

The Planning and Community Development department carries out federally funded activities in four major areas: affordable housing (including housing development, rehabilitation, and homebuyer assistance), homeless services, neighborhood redevelopment and economic development.

1.3 A Affordable Housing

Housing Development Activities

Housing development activities are focused on expanding the supply of quality, affordable rental housing for very low and low-income households, collaborating with local non-profit homebuilders and through the private market to provide affordable homeownership opportunities, and addressing the special housing needs of underserved populations through permanent supportive housing units.

Accomplishments for these objectives are realized through collaborative activities within the Planning and Community Development Department, across City Departments, and in partnership with community organizations.

In addition to addressing the needs of affordable housing, these activities provide economic benefits to the community through job creation, business development, and community development. The tables reflect the range of active projects and the objectives they strive to accomplish. Project timelines range from annually to a span of many years.

Affordable Homeownership

	Total # Lots	HOME Lots	Prior Sales	11-12 Sales	HOME \$ Committed	Other City \$ Committed	Developer /Builder	Status
Greensboro								
Operation Infill - Phase 5	7	7	6	1	\$111,905.00		Habitat	Completed
Arbor Court Townhomes	20	20	19	1	\$278,147.00	\$280,000	Habitat	Completed
CHDO Rehab/Resale, Phase 1	6	6	5	1	\$204,147.21		Housing Greensboro	Completed
CHDO Rehab/Resale, Phase 2 – NSP House	1	1	0	0	\$23,352.79		Housing Greensboro	Construction
Ole Asheboro New Homes – 07-08	4	4	4	0	\$45,800.00		Self-Help CDC	Completed
Ole Asheboro New Homes – 08-09	3	3	0	1	\$77,160.00		Self-Help CDC	Sales
Willow Oaks - Phase 2	180	49	32	0	\$662,384.00	\$12,451,624	Urban Atlantic	Construction
Glenwood CHDO Rehab/Resale	6	6	0	0	\$150,000.00		Housing Greensboro	Construction

Unity Builders – NSP Houses	4	3	0	0	\$350,000.00	Unity Builders	Contracting
Housing Greensboro – NSP Houses	2	2	0	0	\$100,000.00	Housing Greensboro	Contracting
Operation Infill – Phase 6	4	4	0	0	\$84,000.00	Habitat	Contracting
Guilford County							
Habitat Homebuyer Assistance Loans	9	9	1	5	\$365,433.73	Habitat	Sales
			Total 11-12	9			

Affordable Rental

	Total # Units	Assisted Units	HOME \$ Committed	Other City \$ Committed	Developer /Builder	Status	Supportive Units
Greensboro							
Village Crossing – rehabilitation – 209 Greenbriar Rd	20	20		\$1,450,000	AHMI	Completed	9 permanent supportive housing units
Laurence Manor – rehabilitation – 2300 Juliet Place	32	16	794,193		AHMI	Completed	All units with HUD housing assistance
214 S. English St – rehabilitation	6	6	239,600	50,000	Partnership Homes	Contracting	6 permanent supportive housing units
Glenwood II Apartments – new construction – 1207 Lexington Ave	9	7	413,637		Servant Center	Construction	7 units with housing voucher assistance for veterans
Jonesboro Landing – rehabilitation – 2411 Charlotte St	17	14	199,525	220,000	East Market St DC	Completed	
Terrace at Rocky Knoll – new construction – 419 Rocky Knoll Rd	48	24	497,500		Beacon Mgmt	LIHTC application	
Guilford County							
Peacehaven Farm – new construction – 1468 Hwy 61 S, Whitsett	4	3	375,000		Peacehaven Farm	Design	4 units with housing voucher assistance for disabled
Village View – new construction – 202 Ragsdale Rd, Jamestown	47	24	297,000		Beacon Mgmt	LIHTC application	All units for elderly/disabled

Housing Rehabilitation Activities

Maintaining the stock of quality existing is a community priority. Throughout the program year staff worked with homeowners and investor owners to rehabilitate sub-standard housing and

to mitigate safety and health concerns related to lead-based paint and other health related concerns such as mold and mildew, pests, and ventilation.

Housing Greensboro, a non-profit repair and rehabilitation program expanded its capacity. Also, Greensboro worked with Guilford County on the Single Family Rehabilitation Program funded through the NC Housing Finance Agency. Housing Rehabilitation programs utilized CDBG, HOME, and Lead Grant funds, as well as Duke Home Energy Loan Pool and Home Performance with Energy Star funding through the NC Housing Finance Agency. Frequently, multiple fund sources were utilized to maximize project outcomes.

Housing rehabilitation activities reached greater numbers than the previous year due in part to the start of the fourth Lead Based Paint Hazard Control grant. The 2011-2012 goal for use of CDBG funds as match for lead projects was exceeded. State and federally funded, City administered Housing Rehabilitation Programs provided grants and low interest loans to assist 20 households with low/moderate incomes through the repair of tenant and owner occupied housing. These projects were executed by local contractors.

Housing Rehabilitation

Federal, State and Local Funding for Project Costs	Expenditures	# Units Counted as Complete and Unique	# Units made Handicap Accessible
CD Lead Homeowner	\$102,967	6	1
CD Lead Rental Match	\$ 94,942.53	12	
CDBG Totals	\$197,909.53	18	1
HOME Citywide Rehab	\$ 92,396		
HOME Totals	\$ 92,396	2	1
HUD Lead Grant	\$ 73,581.47	18	
NCHFA Duke Energy Program	\$ 10,000	1	
NCHFA Single Family Rehabilitation Program	\$ 0	0	
Total Project Costs	\$373,887	20	2

Home Buyer Assistance

The homeownership program provides down payment and closing costs assistance to first time homebuyers for property located in the City of Greensboro. Eligible buyers have incomes levels that range up to 80% of medium area income. The objective of helping low-moderate income families achieve homeownership was accomplished in Fiscal Year 2011-12.

In spite of the economic down-turn, families continued to pursue and achieve the dream of homeownership. With financial assistance through the homeownership program, 25 families received assistance. Of this number 18 were single or single parent-headed households with median incomes ranging as follows: 6 within the 30%-50% Median; 6 in the 50%-60% Median and 13 in 60%-80% Median. The 25 households ranged in age from 21 up to 73. Ten of these

households were referred from other non-profit housing agencies in the City.

In October 2010, an energy efficiency grant component was added to the homeownership program. This component was implemented to encourage more affordable homebuilders to incorporate higher energy efficiency levels into their construction processes and to encourage buyers to consider the purchase of more efficient homes. For homes to be eligible for this grant the property must be certified as Energy Star qualified by an independent, third-party, RESNET-accredited, Home Energy Rater and a certificate must be provided. The \$3,000 grant offered is used towards writing down the purchase price of the property. Three households applied for and received funding through this component.

The total funds expended for this fiscal year to assist first time homebuyers purchasing through the GAHLI Program for second mortgage assistance and the energy efficiency grant is \$100,000.

1.3 B Homeless Services

Homelessness prevention services were implemented with federal CDBG, ESG, HOME and HPRP funds and with local Nussbaum Housing Partnership funds. Directing funding to meet the needs of homeless and near-homeless residents helped Greensboro close the public services gap. Funded services included transitional and emergency shelter operations, tenant based rental assistance and provided short to medium term bridges to sustainable housing for households experiencing homeless or imminently at risk of being homeless.

Technical Support

Other efforts included participation in the Continuum of Care (CoC) to assist the lead CoC agency, Partners Ending Homelessness, with capacity building. This agency is serving as the project sponsor for certain administrative functions for the City's 2011-12 Homelessness Prevention Service Programs.

Addressing Housing for Homeless and Special Needs Populations in a Continuum of Care

Partners Ending Homelessness is the lead agency for the Greensboro-High Point Continuum of Care. Partners Ending Homelessness works closely with various government agencies, non-profit organizations, the Greensboro Housing Authority and community advocates to provide housing and supportive services to individuals and families experiencing homelessness and special needs populations.

The City of Greensboro utilizes multiple federal and local funds to support homelessness prevention service programs. High City standards for non-profit agency program and financial compliance can help qualify agencies to obtain funding from other sources. City funded programs included Emergency Shelter Operations, Emergency Assistance (Homelessness Prevention), Transitional Shelter Operations, Housing Vouchers for the Chronically Homeless, Housing Counseling and Information Referral Services, HOME Tenant Based Rental Assistance

for households that are homeless or at risk of homelessness and are pursuing job related training or education, and the Homelessness Prevention Rapid Re-housing Program.

Through public meetings, the Greensboro Community Resource Board recommended funding that was approved by the Greensboro City Council. In addition to non-profit agencies' programs, the Greensboro Housing Authority serves low income people, who may also have special needs, through housing voucher programs.

Homeless prevention service programs were expended in the total amount of \$704,027 from a combination of CDBG, HOME, ESG, HPRP, and Nussbaum Housing Partnership Funds. Details of the following summary of benefits of Homelessness Service and Prevention Activities supported by the City of Greensboro are found in Table 1.4.

- Housing Counseling and Information Referral services benefitted 3257 people, who experienced a housing crisis with \$78,172 of local funds.
- Emergency Assistance Homelessness Prevention services benefitted 7435 people with \$84,332 in ESG funds and \$13,793 in local funds, totaling \$98,125.
- Emergency and Transitional Shelter Programs benefitted 2639 people with \$16,427 in CDBG funds and \$257,826 in local funds.
- The HOME funded Tenant Based Rental Assistance program has benefitted 14 people that were formerly in Homelessness Prevention Rapid Re-housing Programs with head of household pursuing employment training or education to increase employability. \$6,600 in local funds and \$87,604 in HOME Program funds were expended.
- Homelessness Prevention Rapid Re-housing services benefitted 108 households and 424 individuals in 2011-12 plus 256 individuals the prior two years, for a grant to date total of 680 people served. Federal American Recovery and Reinvestment Act funds provided short and medium term assistance to keep people at risk of homelessness in housing or rapidly re-house homeless people. The Program's third and final year expenditures totaled \$267,286.32, second year totaled \$311,400.57 and first year totaled \$157,415.25. The grant has been 100% expended.
- The reported number of people served in all programs reflects unduplicated people within each program, however; participants may have utilized multiple programs during the course of the fiscal year.
- In 2011-12 all City funded non-profit service provider agencies will use the Carolina Homeless Information Network Homeless Management Information System for HUD required reporting data.

Table 1.4 Continuum of Care Support: Non-Profit Service Providers

Agency / Program Description	# People Served	Program Focus	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds	HPRP Funds
Family Service of the Piedmont, Clara's House Emergency Shelter	305	Shelter women who are domestic violence victims and their children	\$22,276	\$22,276	\$0	\$0	\$0	\$22,276	\$0
Greensboro Urban Ministry, Weaver House Emergency Shelter	1535	Shelter single men and single women	\$32,177	\$32,177	\$0	\$0	\$0	\$32,177	\$0
Salvation Army, Center of Hope Emergency Shelter	456	Shelter families, single women and single men	\$32,177	\$32,177	\$0	\$0	\$0	\$32,177	\$0
Youth Focus, Act Together Emergency Shelter	201	Shelter youth	\$22,275	\$22,275	\$0	\$0	\$0	\$22,275	\$0
Emergency Shelter Programs TOTAL	2497		\$108,905	\$108,905	\$0	\$0	\$0	\$108,905	\$0
Agency / Program Description	# People Served	Program Focus	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds	HPRP Funds
Jericho House	14	Group transitional housing for men re-entering society from prison	\$7,376	\$7,376	\$0	\$0	\$0	\$7,376	\$0
Mary's House	36	Group transitional housing for women recovering from substance abuse and their children under up to age 12	\$39,493	\$39,493	\$0	\$0	\$0	\$39,493	\$0
Room at the Inn of the Carolina's	36	Licensed maternity home for homeless, pregnant women of any age with or without previous children	\$39,493	\$39,493	\$0	\$0	\$16,427	\$23,066	\$0
Servant Center Inc., Servant House	48	Group transitional housing for men who are disabled or terminally ill.	\$39,493	\$39,493	\$0	\$0	\$0	\$39,493	\$0
Youth Focus, My Sister Susan's House	8	Homeless young women ages 16-21 who are pregnant or parenting a young child	\$39,493	\$39,493	\$0	\$0	\$0	\$39,493	\$0
Transitional Shelter Program TOTAL	142		\$165,348	\$165,348	\$0	\$0	\$16,427	\$148,921	\$0
Agency / Program Description	# People Served	Program Focus	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds	HPRP Funds

Greensboro Housing Coalition	N/A	Operation and Administration of HUD approved Housing Counseling and Information Referral Service	\$14,097	\$14,097	\$0	\$0	\$0	\$14,097	\$0
Greensboro Housing Coalition/Housing Hotline	3257	Housing Counseling and Information Referral Services	\$64,075	\$64,075	\$0	\$0	\$0	\$64,075	\$0
Housing Counseling & Information Referral Programs TOTAL	3257		\$78,172	\$78,172	\$0	\$0	\$0	\$78,172	\$0
Salvation Army Emergency Financial Assistance	7435	Assist tenants at risk of homelessness with housing costs	\$98,125	\$98,125	\$0	\$84,332	\$0	\$13,793	\$0
Emergency Financial Assistance Programs TOTAL	7435		\$98,125	\$98,125	\$0	\$84,332	\$0	\$13,793	\$0
Greensboro Housing Authority/Housing Vouchers Administration	10	10 vouchers for chronically homeless who are not yet eligible for other voucher sources	\$56,331	\$12,344	\$0	\$0	\$0	\$12,344	\$0
GHA HOME TBRA Voucher	22	homeless or formerly homeless	\$216,000	\$40,317	\$37,867	\$0	\$0	\$2,450	\$0
Agency / Program Description	# People Served	Program Focus	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds	HPRP Funds
Tenant Based Rental Assistance TOTAL	32		\$272,331	\$52,661	\$37,867	\$0	\$0	\$14,794	\$0
Greensboro Housing Coalition HPRP	210	Prevention/Rapid Re-housing Services	\$317,196	\$317,196	\$0	\$0	\$0	\$0	\$0
Homelessness Prevention Rapid Re-housing TOTAL	210		\$317,196	\$317,196	\$0	\$0	\$0	\$0	\$317,196
Total for FY 2011-12	13,331		\$450,550	\$450,550	\$	\$84,332	\$16,427	\$349,791	\$

(Counts are unduplicated in each program, but the same people may have participated in multiple programs)

1.3 C Neighborhood Redevelopment

Redevelopment projects are typically long term and may contain a number of objectives including providing decent affordable housing, creating economic opportunities and creating sustainable or suitable living environments. In addition to providing opportunities for affordable housing, many redevelopment activities also provide opportunities for economic

development through job creation and mixed use development. Homebuyer assistance and housing rehabilitation activities complemented redevelopment activities to achieve goals.

Redevelopment activities within Greensboro that included the objective of providing affordable housing were located in the Gorrell Street, Eastside Park, Willow Oaks, and Arlington Park communities.

Eastside Park

The Redevelopment Commission initiated activity in Eastside Park in 1990 and expanded the scope of activities in 1993. To date over 70 owner-occupied homes have been built on assembled lots, over 80 apartments, serving low-moderate income tenants, have been rehabilitated, land has been leased at a discount for construction of a community center, a maternity home was constructed, and 19 town-houses were sold to low income homebuyers. Ongoing initiatives in Eastside Park include development of one remaining parcel and reprogramming of the community park facility.

Willow Oaks

The Morningside/Lincoln Grove Redevelopment Plan calls for removal of substandard housing and construction of a mixed-income traditional-style neighborhood. The master plan includes 210 affordable rentals and approximately 260 for-sale homes. Also scheduled for completion is the Village Center with neighborhood retail intended to accompany the Childcare and Community Center facility.

Neighborhood Activities

Project	Description	Status	Background	11-12 Expenses
Ole Asheboro	Property maintenance and disposition activities for single-family homes and mixed use development	One lot was added to Ole Asheboro scattered site program for single-family housing development. Three houses being built by Self-Help Development are being marketed for owner-occupancy.	Redevelopment in Ole Asheboro was prioritized in 2004 into four main initiatives: single family housing development on existing vacant lots; mixed-use development on several blocks in the along north Martin Luther King, Jr. Drive; development of housing around Dorothy Brown Park and the Nettie Coad Apartments; and better programming and utilization of Douglas Park.	CDBG \$88,011
Arlington Park Neighborhood Revitalization/ 1600 Martin Luther King, Jr. Drive	Disposition of property and vacant lots for homeownership	sold to a homebuyer		CDGB \$14,575
Eastside Park disposition of properties owned by the Greensboro Redevelopment Commission	Renovation and sale of Habitat townhouses to low/mod homebuyers	Completion and sale of 9 Habitat townhouses to low/mod homebuyers	The Redevelopment Commission initiated activity in Eastside Park in 1990 and expanded the scope of activities in 1993. To date over 70 homes have been purchased on assembled lots, over 80 low-mod apartments have been rehabbed, land has been leased at a discount for construction of a community center, a maternity home constructed and 6 townhouses sold to low income homebuyers. Ongoing initiatives in Eastside Park include development of one remaining parcel and reprogramming of the community park facility.	CDBG \$7,774
Gorrell Street Disposition	Completion of activities in redevelopment plan	Final Redevelopment Commission owned lot was sold.	To date, close to 30 dilapidated and deteriorated houses and business have been purchased and the lots resold primarily for single-family housing development.	-0-
Phillips Lombardy	Development of property reuse plan	Plan development in progress		

1.4 D Economic Development

Bessemer Center-Renaissance Center Revitalization

The Bessemer Center-Renaissance Center project moved forward to renovate a deteriorated shopping center for reuse as a neighborhood resource center and commercial use. A developer, procured to redevelop the center to meet community expectations, is pursuing tenants for the vacant spaces in order to finance rehabilitation of the building. Existing tenant Family Dollar has moved to a larger space within the center, where they invested over \$150,000 in tenant upfit improvements.

South Elm Street Revitalization

Redevelopment activities in the South Elm Street brownfields area will create economic opportunities for businesses and new jobs for low and moderate income people through development of a \$50-70 million mixed use addition to the city's Central Business District. Land acquisition and remediation activities are complete and the selected development team is aggressively moving towards execution of a Master Development agreement with the Redevelopment Commission. Construction of the first phase, anticipated to be 200+ apartments could begin as early as the first quarter of 2014.

Targeted Loan Pool Program

The Targeted Loan Pool Program has been redesigned to utilize a CDFI lender by assisting with its certification process. The CDFI was certified in July 2012. It will make up to 8 small business and M/WBE loans annually with CDBG funding.

1.4 Other Actions

a) Meeting Under-Served Needs

During fiscal year 2011-12 the Planning and Community Development Department and Human Relations Department continued to participate in community efforts to develop support and solutions that will help refugees and immigrants access housing and other needed services. The Continuum of Care lead organization, Partners Ending Homelessness, sponsored numerous trainings, including fair housing training, to help non-profit agencies increase their capacity to meet underserved needs in Guilford County. Several rental projects included reservation of units for permanent supportive housing for homeless and disabled populations.

b) Fostering Affordable Housing

All of Greensboro's HOME program funds and 21% of its CDBG expenditures were directed toward assisting with developing or maintaining affordable housing units.

The City works closely with an extensive array of non-profit and for-profit housing developers to leverage Federal and City resources to achieve maximum benefit.

c) Eliminating Barriers to Affordable Housing

PCD identifies four specific barriers to affordable housing within the City of Greensboro:

Limited Land and High Land Costs: Through its affordable housing development programs, the City provides funds to reduce the cost of land purchase and infrastructure development/ construction, which results in lower development costs, and thus lower sale prices and contract rent. Greensboro is also encouraging non-profit developers to explore rehabilitation and infill development as an alternative to new fringe area construction. The City continues working with the Greensboro Habitat affiliate on Operation Infill (scattered site infill construction) and on plans for affordable single family and townhouse construction projects.

Low Density Zoning: Zoning for higher density continues to be perceived negatively by some neighborhoods. The City's recent water and sewer boundary extension should in the near term expand the supply of developable land on the City's periphery, but siting multi-family or more compact single family development remains challenging.

Development Fees: The City continues to waive or reduce the Capacity Use Fee normally charged to all new development for new affordable housing units that are built, including both rental and owner-occupied units.

Housing Condemnation Procedures: The Minimum Standards Housing Commission with the strong assistance of the Greensboro Housing Coalition's Safe and Healthy Housing Campaign has taken an aggressive approach to meeting the Minimum Housing Code. The overall stock of vacant and boarded up houses has been reduced citywide as a result. The Rental Unit Certificate of Occupancy Ordinance, implemented by the Local Ordinance Enforcement Division, became fully enforceable in January 2009, but was discontinued by legislative action in 2011.

d) Filling Gaps in the Local Institutional Structure

Throughout FY 2011-12 City and County government, non-profit homebuilders, private developers, grant-making foundations, the Greensboro Housing Authority and other organizations provided a wide range of services. All the entities partner in working to meet housing needs. The following gaps in institutional structure were identified and addressed:

Ten Year Plan and Continuum of Care Consolidation

Following training on the implementation of the 2009 HEARTH Act and consultation with local HUD staff, the City and Partners Ending Homelessness, Inc. entered into an agreement to have Partners Ending Homelessness manage a number of administrative functions in the City's annually contracted Homelessness Prevention Service Program. This transition has reduced duplication of processes and work and increased coordination of efforts that were previously handled independently within each organization.

e) PHA Participation

Greensboro Housing Authority

The City of Greensboro and the Greensboro Housing Authority (GHA) enjoy a strong collaborative history of making affordable housing opportunities available to residents. GHA's Chief Executive Officer serves as an ex-officio member of the City's Community Resource Board. This relationship helps foster ongoing coordination between local efforts to address the community's affordable housing needs. The City contracts with GHA to administer its City-funded housing vouchers and has partnered with GHA to build affordable rental units in mixed-income developments.

Since 1941 GHA has played a key role in providing affordable housing options for low and moderate-income citizens of Greensboro, North Carolina. GHA currently manages 2,618 public housing units in 27 different communities throughout the city and 3,203 Housing Choice Vouchers.

Resident Initiatives

During the 2011-12 program year, GHA offered many programs and activities to its clients. The Family Self-Sufficiency (FSS) program coordinates education, training, and job placement to help clients obtain meaningful employment, develop a savings account, and become economically self-sufficient. The Public Housing Family Self-Sufficiency (PH-FSS) program assists public housing clients in obtaining community assistance for education, training, and job placement to help clients obtain self-sufficiency.

The Homeownership program assists families in becoming financially stable and in purchasing their own home. GHA was named a Department of Housing and Urban Development (HUD) - Approved Housing Counseling Agency and received from HUD a Housing Counseling Grant to further enhance GHA's services.

Housing Choice Voucher Program

The Housing Choice Voucher (HCV) program is a federally-funded rental assistance program that assists low-income families in renting affordable, decent, and safe housing in the private market. Currently, GHA's program has 3,203 vouchers assisting over 7,000 clients by paying landlords the difference between 30 percent of adjusted family income and the public housing authority's determined payment standard, or the gross rent of the unit, whichever is lower. The HCV program serves approximately 650 disabled clients, 550 elderly clients, and 300 homeless adults and children through a variety of special programs.

f) Lead-Based Paint Hazard Reduction

Since its beginning in late 2001, the lead-based paint hazard reduction program has worked with community partners to provide lead hazard education and outreach to the public and identify homes with potential lead hazards. Applicants with young children are referred to the Health Department for elevated blood lead level testing. The program performs lead hazard inspections and risk assessments on eligible homes and mitigates lead hazards when identified.

In 2011-2012, lead remediation was completed on 28 housing units, 24 of which were also

CDBG funded. (HUD lead funded units completed during the fiscal year are defined as all unit-related funds expended during the reporting period). PCD staff and program partners continue to raise public awareness about lead hazards in homes and use available resources to mitigate lead hazards in eligible homes. In cooperation with HUD's Office of Healthy Homes and Lead Hazard Control, efforts will continue to focus on decreasing the incidence of elevated blood lead levels and lead poisoning in young children through raising awareness and making homes and rental properties lead-safe.

g) Anti-Poverty Actions

Most of the activities carried out with the city's allocation of federal grants have the positive impact of helping to reduce the burden of poverty within the Greensboro community. The economy has negatively impacted Greensboro with a decline in wealth among middle and lower income households. Greensboro's strategy continues to direct resources toward identifying and addressing the housing needs of homeless and near homeless persons, funding affordable housing development, and supporting economic self-sufficiency solutions such as job training and small business creation.

h) Local Monitoring and Compliance

The CDBG, HOME, Section 108 and ESG programs have income and other Federal requirements that need to be implemented and monitored. Several City of Greensboro staff persons are assigned to various projects and programs. These staff persons are responsible for collecting data from sub-recipients and contractors to verify that funds are being spent in compliance with the regulations. The City of Greensboro employs an Internal Auditor specifically dedicated to additional monitoring of programs and expenditures to assure that all programs and fund recipients remain in compliance with regulations. Planning and Community Development and Internal Audit staff members produce close to 100 programmatic and financial review reports annually along with approximately 50 site visits.

1.6 Affirmative Marketing Plans

The Affirmative Marketing policy is designed to reach both mainstream and under-served populations. The policy's goal is to provide information and attract eligible persons to affordable housing. All rental properties that have a HOME or CDBG investment are monitored annually and the marketing practices are reviewed. The affirmative marketing plan is included in the property report.

1.7 Leveraging Resources

Greensboro maximizes federal Community Development Block Grant (CDBG), HOME Program, and Emergency Shelter Grant (ESG) dollars by using these funds in conjunction with other local, State and Federal funds such as:

- City local tax dollars designated for housing in the Nussbaum Housing Partnership Fund, and voter approved housing and neighborhood redevelopment bonds.
- Low-Income Housing Tax Credits, Supportive Housing Development Program, Urgent

Repair, and Single Family Rehabilitation program funds available through the North Carolina Housing Finance Agency, and Scattered Site Rehabilitation program available through the NC Division of Community Assistance.

- Other federal funding sources administered by Greensboro include Lead Paint Hazard Control and Remediation, Environmental Protection Agency Brownfield Assessment and Clean-up and Revolving Loan grants, Department of Energy Energy Efficiency and Conservation Block Grants and BetterBuildings energy conservation programs.

Federal formula grant funds including funds from Community Development Block Grant (CDBG), HOME Program, and Emergency Shelter Grant (ESG) were spent on grant activities in conjunction with other Federal, State and local funds including:

- City tax dollars designated for housing in the Nussbaum Housing Partnership Fund and voter approved housing and neighborhood redevelopment bonds.
- Supportive Housing Development Program, Urgent Repair, and Single Family Rehabilitation program funds available through the North Carolina Housing Finance Agency, and Scattered Site Rehabilitation program available through the NC Division of Community Assistance.
- 108 and BEDI funds

Federal resources from HUD leveraged other public and private resources across multiple projects. Housing rehabilitation, neighborhood revitalization, homelessness related activities, and affordable housing development projects utilized various funds from HUD and other fund sources. Greensboro typically leverages approximately \$9 of other funds for every \$1 of CDBG and HOME funds expended on major projects.

1.8 Summary of Citizen Comments

Greensboro's Planning Board held a public hearing on the FY 2011-12 CAPER during its regular meeting on September 19, 2012. Notice of the hearing appeared in the September 9th edition of the *News and Record* and also in the *Carolina Peacemaker*. City staff presented an overview of program performance and addressed questions from board members. Members of the public were invited to comment on program performance. **No comments were received.**

1.9 Self Evaluation

Greensboro's Department of Planning and Community Development works in conjunction with the City Council appointed Community Resource Board (CRB) to address goals adopted in the Five Year Consolidated Plan. The City of Greensboro and Consortium member communities establish annual goals with the help of interested residents who participate in developing each year's Annual Plan. The process is open and invites community participation. Periodically staff appraises the CRB of progress being made toward meeting Consolidated Plan goals. It is especially important now, given the tough economic times, that the Consortium have adequate funding to keep providing the types of programs and services listed below that help residents earning low and moderate incomes secure affordable housing and access programs and services that promote decent, safe, and sanitary housing.

The past year was marked by the execution and completion of various grants through the 2008 Housing and Economic Recovery Act and 2009 American Recovery and Reinvestment Act and continued progress in improving the condition of existing housing units, providing for new housing opportunities, and addressing specific needs in neighborhoods.

The overall accomplishments in each grant program area are detailed in the individual narratives throughout the CAPER. The overall goal of each program, to provide safe, decent and affordable housing to low-moderate income residents, has been met or surpassed.

Specific Housing Objectives

Progress in meeting specific objectives of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period are reported in the HUD IDIS System (see tab 8).

Section 215

All Section 215 affordable housing opportunity requirements were met in fiscal year 2011-12. Progress made on proposed goals is on track with the Consolidated Plan.

Homeless and Special Needs

The City renewed funding to homelessness service and prevention service providers to support a wide variety of programs and activities.

The 10 Year Plan to End Chronic Homelessness focuses on housing everyone experiencing homelessness, including those who are chronically homeless and mentally ill individuals being maintained in stable permanent supportive housing.

A new HOME Tenant Based Rental Assistance Program was developed in Fiscal Year 2009-10 by a team of community agencies to assist homeless or recently homeless people with rental and housing expenses while they pursue job training or education. The program was implemented in July of 2010 and has actively served participants in Fiscal Year 2011-12.

Multiple non-profit agencies provide housing counseling services to assist homeless persons in making the transition to permanent housing and independent living.

HUD approved a county-wide 2011 Continuum of Care grant in the amount of \$1,570,421 for non-profit agencies providing services to people experiencing homelessness or formerly homeless.

Neighborhood Revitalization

Revitalization of low and moderate income and inner-city neighborhoods continues to be a core activity of Greensboro's program. During the past year, comprehensive revitalization work was underway in the Arlington Park, Eastside Park, Gorrell Street, Ole Asheboro, South Elm Street, and Willow Oaks neighborhoods.

Planning for a major new mixed-use project is still underway in **Ole Asheboro**. Self-Help CDC has three homes for sale on lots provided through the redevelopment project. This home building program is still making good progress given the overall housing market, but sales are slow.

One rehabilitated historic home is for sale in the **Arlington Park** neighborhood.

The **Willow Oaks** HOPE VI project is now roughly 60% built-out. Homebuilding is in progress on the Phase II site assembled by the Redevelopment Commission, although the national slowdown in the housing market has also impacted home sales in this project. This 180 unit phase includes detached and attached units for sale. Twenty-nine single family homes have been sold in this phase. Planning work continues for the Village Center phase and on plans for development along McConnell Road, west of Willow Oaks, and along South English to the north. Phase III – South English Street is beginning a holistic strategic planning process based on the Purpose Built Communities model.

The **South Elm Street Brownfield Redevelopment Project** continued to progress. A master developer has been selected for the site and is aggressively moving towards a Master Development Agreement with the Redevelopment Commission.

Construction of two houses is pending in the **Gorrell Street** neighborhood. The builder has asked to postpone construction start until he has committed buyers for the homes.

Construction of a 20-unit townhouse community being developed by Habitat for Humanity in the **Eastside Park** neighborhood is complete. The final development site in the neighborhood has been prepared for single family housing development, anticipated to be done in the coming fiscal year.

Economic Development

Environmental Protection Agency Brownfields Revolving Loan Program funds were used to capitalize a revolving loan fund for loans or sub-grants for cleanup of environmental contamination on publicly or privately owned property. The program involves identifying Brownfield sites and encouraging and expediting the remediation, reuse and redevelopment of these sites. Additionally the program promotes reuse of existing buildings and new infill development that enhances economic viability and strengthens adjacent neighborhoods by returning business, community services, and housing choices. While the Revolving Loan Fund is available citywide, priority is given in those areas identified in the City's 2025 Comprehensive Plan as reinvestment areas and corridors.

The CDBG funded Targeted Loan Pool has been re-focused towards a CDFI for small business loan targeting. This direction was taken after the program suffered due to the overall slow economy. In addition, the City is actively working with a borrower to complete their loan application and exercise due diligence to consider a \$200,000 loan for a new development in

downtown Greensboro. The City’s \$200,000 would be leveraged with approximately \$3.3 million of private debt and equity (17 to 1) to complete the capital structure required for the total project to move forward.

The City continues to work on predevelopment for the **Bessemer Shopping Center** in northeast Greensboro. Construction of a new branch library on the frontage property was completed in summer 2010. During 2010-11 the City solicited development proposals for the renovation of the existing building and possible construction of new affordable housing units on the site.

2. CDBG Narratives

2.1 Progress towards Expenditure and Accomplishment Goals

Greensboro continued in 2011-12 to meet HUD’s expenditure and funding commitments goals for the CDBG and HOME Programs. The City has an active monitoring plan to ensure that funds are expended in a timely manner, including provisions in all contracts with sub-recipients and contractors mandating performance within prescribed time periods.

CDBG Funds at 6/30/12:

	Budget	11-12 Expense	Total Expense	Encumbered	Balance
Total 03-04	1,681,297	115,617.58	1,608,558.29	25,000.00	47,738.71
Total 04-05	1,081,523	216,869.74	930,110.67	-	151,412.33
Total 05-06	505,745	54.60	505,574.81	-	170.19
Total 06-07	681,700	23,024.19	530,700.10	80,000.00	70,999.90
Total 07-08	877,697	38,886.44	808,720.02	-	68,976.98
Total 08-09	1,274,161	80,827.71	1,147,538.65	21,912.03	104,710.32
Total 09-10	965,448	57,772.45	875,702.47	29,800.20	59,945.33
Total 10-11	2,313,027	411,123.05	1,792,845.18	-	520,181.82
Total 11-12	1,954,667	1,438,673.79	1,438,673.79	23,553.17	492,440.04
Total all CD Active Accounts	11,335,265	2,382,849.55	9,638,423.98	180,265.40	1,516,575.62

Relationship of CDBG Expenditures to Plans and Strategies

In conformance with the City’s Consolidated Plan, a majority of CDBG expenditures have been in support of neighborhood revitalization, housing rehabilitation and economic development activities serving low and moderate income persons. 23% of CDBG expenditures were for neighborhood revitalization activities primarily in the Bessemer, Willow Oaks, Arlington Park, Eastside Park and Ole Asheboro revitalization areas. 12% went towards the rehabilitation and repair of low and moderate income owner-occupied and renter-occupied housing units. 47% of CDBG expenditures supported economic development strategies including the South Elm Redevelopment project and the Targeted Loan Pool.

2.3 Accomplishments vs. Planned Activities

In Greensboro's neighborhood revitalization program, sale of single family homes has been slower than hoped due to the overall housing industry slowdown.

Housing rehabilitation activities during the 2011-2012 year were comparatively less than previous years due in part to the start-up of the fourth Lead Based Paint Hazard Control grant. Additional work continued in other programs, including Emergency Repair, and Handicap Accessibility Loans.

Neither actions nor lack of action during the year hindered the accomplishment of Consolidated Plan goals.

2.4 National Objectives

All activities undertaken met one of the National Objectives for the CDBG program. The three National Objectives of CDBG programs include: To benefit low and moderate-income persons, to aid in the prevention or elimination of slums or blight and to meet community development needs having a particular agency. Most activities targeted benefitting low-moderate income people.

2.5 Displacement Due to Acquisition, Rehabilitation or Demolition

In carrying out relocation activities the City of Greensboro follows all URA requirements for notification, determination of eligibility, and calculation of moving payments, RHP and 104(d), where applicable. The City's Planning & Community Development Department manages all CDBG-required relocations in house.

2.6 Economic Development

The City's **Targeted Loan Pool Program** approved November 11, 2003, secured partnerships with eight local lenders who provide 60% of the loan pool funds. The City continued to meet with prospective applicants interested in utilizing the Targeted Loan Pool program to fund their business ideas in FY11/12. Unfortunately, in light of the current economy and increased underwriting requirements implemented by some of our participating financial institutions, we changed the program to a CDFI model (along with one independent ED loan) which is now underway.

The restructuring the loan pool program has made it more relevant in the current economy and better able to assist small businesses as they seek necessary capital to start and/or grow their businesses and create additional jobs in economically challenged areas of Greensboro. To date, 8 loans have been approved totaling \$1,098,412 (\$439,365 or 40% funded by the city) with projected job creation of 132 full and part-time positions.

A redevelopment plan for the **South Elm Street** project was adopted by Greensboro City

Council in 2007. Due to former land uses and resulting environmental contamination, the 12-acre site has been designated as a 'Brownfield' by the Environmental Protection Agency (EPA). Project funding includes \$5.8 million in HUD & EPA grants and loans for redevelopment and cleanup of contamination. Deteriorated structures have been removed from the site, environmental remediation is complete and negotiations are underway with a potential developer. The redevelopment plan calls for mixed-use development on the site and the current schedule projects construction start in 2013-14.

Other priorities identified under economic development included neighborhood revitalization, meeting basic needs of homeless people and people with special needs, and supporting public services.

2.7 Limited Clientele Activities

No activities to report.

2.8 Program Income

CDBG Program income earned during the year totaled \$180,595.52, earned largely through mortgage collections from Rehabilitation Loans, First-time Homebuyer Loans, and the Second Deferred Loan Program. All CDBG program income is allocated for additional CD-eligible activities as part of the City's annual planning process.

2.9 Rehabilitation

Rehabilitation projects utilized multiple fund sources to complete repairs and upgrades on 18 units, 16 of which utilized CDBG Funds.

2.10 Neighborhood Revitalization Strategy

The consortium does not have any HUD approved Neighborhood Revitalization Strategy Areas.

3. HOME Narratives

3.1 Distribution of HOME Funds Expended in 2010-2011

The Greensboro/Guilford/Burlington/Alamance Housing Consortium Agreement uses a method of allocation based on community needs in order to ensure that the funds are allocated based on those community needs. These criteria include a ratio of vacancy in adjusted rental units at or below the poverty level, the number of occupied rental units with deficiencies, rental units built before 1950 occupied by poor families, relative cost of producing housing for the jurisdiction, and number of families at or below the poverty level. The current percentage

allocations are 66.2% Greensboro, 8.7% Guilford County, 16.6% Burlington and 8.5% Alamance County.

The 2010-2014 Consolidated Plan includes the following principles:

- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate and leverage federal policies and investment
- Value communities and neighborhoods
- Recognize the environment as a critical element of community sustainability

Rental housing development (53.6%) led HOME Program Consortium expenditures followed by single-family homeownership development (26.9%), housing rehabilitation (10.6%), and TBRA (3%). **Burlington's** HOME expenditures were concentrated in owner-occupied rehabilitation activities at 100%. **Greensboro** spent its HOME funds on a mix of single family homeownership activities (30.2%), rental development (60.3%), housing rehabilitation (5.4%) and TBRA (4%).

The City of High Point withdrew from the Greensboro led HOME Consortium at the end of FY04/05 (Federal FY 2004) and is no longer a participating member. However, the Greensboro Consortia still has reporting responsibilities for funds remaining from previous fiscal years. While prior year funding remains available in FY11/12 there was no reported or reimbursed homebuyer activity utilizing HOME Program funds in High Point using Greensboro Consortium HOME funds.

3.2 HOME Match Report

A copy of the HUD-40107-A report is enclosed.

3.3 HOME M/WBE Report

A copy of the HUD-40107, Annual Performance Report, Part III is enclosed.

3.4 On-site Inspections of Rental Units, Affirmative Marketing and MWBE Outreach

When a draw is requested from any lender during construction, the City of Greensboro rehab staff reviews the schedule of values related to the payment and visits the site to ascertain that the work is completed in a workmanlike manner.

Once completed, HOME-funded rental projects are inspected by PCD staff according the HUD prescribed frequency to validate their standard condition; occupancy by HOME eligible residents is reviewed at the project site. The City's Rehabilitation staff makes the site inspection and the Internal Audit Department reviews property financials. Only minor repairs have been

noted in most projects.

Policies are in place within the Consortium to address affirmative marketing and MWBE outreach. Compliance monitoring is part of the ongoing monitoring plan.

3.5 HOME Program Income

Program income earned during the year in Greensboro totaled \$80,710.38 was largely earned through mortgage collections from, Rehabilitation Loans, First-time Homebuyer Loans, and the Second Deferred Loan Program. Program Income for Burlington totaled \$13,212.93 and totaled \$3,965.21 for Alamance County. Total program income for the Consortium was \$97,888.52.

Program income is mainly generated from the repayment of principal and interest from the Consortium-wide Homeowner Rehabilitation Program and the Homebuyer Assistance Program. Guilford County received no program income during FY2011-12. All HOME program income is allocated for additional HOME eligible activities as part of the Consortium's annual planning process.

4. HOPWA

The Housing Opportunities for Persons with AIDS (HOPWA) program serves persons with HIV/AIDS and their families by providing housing and referrals through Triad Health Project. In early 2011, HUD notified Greensboro that it was an area newly eligible to receive a \$309,502 Housing Opportunities for Persons with AIDS (HOPWA) formula grant. As a result of this funding, the 2010-2014 Consolidated Plan was amended and approved by Council in April 2011 for the City to administer this grant. Under the recommendation of HUD, the City has entered into a contract with Central Carolina Health Network, a non-profit agency, experienced in the delivery of HOPWA services. The areas that will be served by the grant will include Greensboro, High Point, and Guilford, Randolph and Rockingham counties. The staff from the City along with representatives from the State and Central Carolina Health Network worked diligently towards making this a seamless transition. The transition has been a success and Central Carolina Health Network began implementing the program through the City in December 2011. At the end of July 2012, \$155,327 has been expended to assist agencies that provide services to low income persons living with HIV/AIDS and their families and in administrative costs.

5. Emergency Shelter Grant

Salvation Army of Greensboro received \$84,332 in Emergency Shelter/Solution Grant Funds and \$13,793 in local funds, enabling the agency to fulfill multiple Consolidated Plan strategies and objectives by running an emergency shelter and providing emergency financial assistance to prevent homelessness or assist individuals experiencing homelessness with re-housing. A total of 7,435 people were assisted in Fiscal Year 2011-12.

Distribution of ESG Expenditures by Activity

The ESG funded program provided Homelessness Prevention services to help people maintain stable permanent housing or Homeless Assistance services to help people experiencing homelessness attain stable permanent housing.

Matching Resources

Agencies receiving ESG funds through the City of Greensboro reported additional funds of \$724,795 to match their \$84,332 in ESG awards.

Agency's Emergency Assistance Programs	ESG Funds	Other Federal Funds	State/Local Funds	Private Funds	Other Funding Sources	Total Matching Funds
Salvation Army of Greensboro	\$84,332	\$0	\$13,793	\$0	\$710,932	\$724,795

Leveraging Resources

Funds leveraged by the City's ESG Entitlement grant leveraged approximately \$8.60 in other funds to each \$1 in ESG funds.

Homeless Discharge Coordination

Through various community efforts discharging individuals from foster care, medical facilities, and jails has been reduced. Improvement still needs to be made, especially with our local jail, but discharging an individual into homelessness is not the accepted practice in our community.

Self Evaluation

All ESG Activities aligned with the goals and objectives of the Consolidated Plan, which identified the services provided as community needs through input of the Continuum of Care.

CAPER CONTACT INFORMATION

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