

City of Greensboro

FY 2010-11 CAPER

**Comprehensive Annual
Performance Evaluation
Report**

Narrative

INTRODUCTION

The 2009-10 CAPER submission references tables and workbooks found in the Greensboro Consortium's 2005-2009 Consolidated Plan. The Plan can be accessed online at: <http://www.greensboro-nc.gov/departments/PCD/funding/fiveyearplan/> . Three primary goals continued to serve as the basis for the 2010-11 Annual Action Plan and CAPER:

- Goal 1: Provide decent and affordable housing for lower-income households
- Goal 2: Provide housing and services for homeless and non-homeless populations with special needs
- Goal 3: Promote neighborhood and economic development

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.

\$12,217,419 in funds from combined sources was allocated for the **2010-11** Budget

Highlights of Housing and Community Development Accomplishments:

- Implementation of the 2010-14 Five Year Consolidated Plan
- Merger of the Housing and Community Development Department with the Planning and Community Development Department increased efficiencies in planning, housing and community development activities
- Use of \$400,000 of the 2008 Housing and Economic Recovery Act funded Neighborhood Stabilization Program Grant used to complete renovation of Day Center Facility for homeless people

- Launch of the Interactive Resource Center at the new day center facility
- Continued program and project implementation supported through various American Recovery and Reinvestment Act Stimulus Grant funds
- Implementation of HOME Tenant Based Rental Assistance Program with community partners
- Development of HOPWA Program for implementation in 2011-12

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1. GENERAL NARRATIVES

1.1 Assessment of 5 year and 1 Year Goals and Objectives

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 *2010-11 Annual Plan* were met or exceeded through housing and community development activities.

Goal 1: Provide decent and affordable housing for lower-income households

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.

Gorrell Street

Revitalization efforts in the Gorrell Street neighborhood have focused on relocating objectionable businesses and supporting non-profit housing providers' construction and sale of single family homes. Disposition of one remaining city-owned lot is expected to take place in conjunction with the privately-funded rehabilitation of the historic Magnolia House.

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 10 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.

Home Buyer Assistance

The Home Buyer Program furthered affordable housing goals by helping low-moderate income families achieve homeownership.

Housing Rehabilitation Activities

Maintaining a strong stock of existing housing continues to be 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. 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 funding through the NC Housing Finance Agency. Housing rehabilitation activities during the 2010-2011 year were comparatively less than previous years due in part to the conclusion of the third Lead Based Paint Hazard Control grant. The use of CDBG funds as match for lead projects was satisfied during the previous year with the exception of two units. Although the Planning and Community Development Department was awarded a fourth lead grant, activity around the grant did not begin until the beginning of the 2011-2012 fiscal year.

Goal 2: Provide housing and services for homeless and non-homeless populations with special needs

Homelessness Prevention and Homeless Assistance Services

Homelessness prevention services were implemented with federal CDBG, ESG, HOME and HPRP funds and with local Nussbaum Housing Partnership funds. Funded services included:

- CDBG: Transitional and Emergency Shelter Operations
- HOME: Tenant based rental assistance for households formerly homeless or imminently at risk of homelessness and pursuing education or training to increase employability.
- ESG funds supported Emergency Assistance and Prevention activities for households experiencing homelessness or imminently at risk of homelessness

- HPRP funds from the 2009 American Recovery and Reinvestment Act funded continuance of a Homelessness Prevention Rapid Re-housing Program to provide short to medium term bridges to sustainable housing for households experiencing homelessness or imminently at risk of being homeless

Local Nussbaum Housing Partnership funds also supported Emergency Assistance and Prevention, Emergency Shelter Operations, the Interactive Resource Homeless Day Center and Housing Counseling and Information Referral Services.

The total number of people served across all homelessness prevention service programs in 2010-11 was 14,465, which is about a 25% increase from services provided to 10,880 people in fiscal year 2009-10. A total of \$827,413 supported homelessness prevention activities.

Shelter Development

A building donated in the prior year to the Community Foundation of Greater Greensboro for the purpose of hosting a day shelter for homeless people that provides a place to get mail, shower, do laundry, and take advantage of supportive services that are brought on site to assist program participants was renovated and opened by the non-profit corporation, the Interactive Resource Center. A \$400,000 grant from Greensboro's Neighborhood Stabilization Program Grant was expended to partner with \$275,000 in funds from Guilford County to complete renovations on the building in fiscal year 2010-11. The Interactive Resource Center, formerly housed at Bessemer United Methodist Church, occupied the new space in April of 2011. Additional services now being provided at the new facility include housing location and placement, computer lab, life skills classes, and case management through a partnership with the University of North Carolina at Greensboro and North Carolina Agricultural and Technical State University's joint school of social work.

Youth Focus, a non-profit organization, implemented the program My Sister Susan's House following re-development of a former Eastside Park residential home into a maternity and transitional home for young pregnant women and their children. The program has 8 beds for mothers and their children and provides supportive services. My Sister Susan's House is receiving financial support through City funding in the 2011-12 fiscal year.

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.

A lack of staff resources stalled technical web support for the Guilford Congregational Assistance Network, a network of governments, non-profit agencies, and congregations who provide emergency assistance to help people at risk of homelessness by making payments to landlords or utility companies to maintain their housing. The web application has been maintained in the event that other stakeholders, such as Partners Ending Homelessness or United Way, may determine that they want to provide this technical support.

Goal 3: Promote neighborhood and economic development

A variety of redevelopment activities provided revitalization opportunities that promoted neighborhood and 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. Preparations are underway to procure a development entity to redevelop the center to meet community expectations and have compatible uses with Peeler Recreation Center and the newly constructed McGirt Horton Library.

South Elm Street Revitalization

Redevelopment activities in the South Elm Street area will create economic opportunities for businesses and new jobs for low and moderate income people through development of a \$50 million mixed use addition to the city's Central Business District. An EPA Brownfields agreement has been drafted and is under review. The EPA grant, in its third year of 5 years provides funding to capitalize on a revolving fund to carry out cleanup activities at eligible Brownfields sites.

The EPA defines a Brownfield as 'real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant'. Greensboro's RLF Program offers loans or grants of up to \$200,000 to for-profit developers, non-profit developers or private property owners for Brownfields cleanup. Special financing consideration is given to development projects that have established timelines, experienced development teams, committed funding sources, community support and/or support development in the city's identified reinvestment areas and corridors. Additional consideration is given to projects that create permanent jobs or produce new or rehabilitated affordable housing units.

Targeted Loan Pool Program

The Targeted Loan Pool Program continued to be available as a resource for loans to new and emerging small business for capital upgrades, but due to the economic climate, small business investment lagged.

City of Burlington: Assessment of Five Year Goals

During program year 2010-11, the City conducted the following actions to address the City's planned outcomes set forth in its Five-year Strategic Plan, 2010-2015. Actions are based on achieving the City's planned outcomes over a five-year period ending June 30, 2011. During the fiscal year 2010-11 program year the City of Burlington completed work and fully expended rehabilitation on 6 owner-occupied houses using HOME Program funds and other leveraged resources. 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. Therefore, it did not address "worst case" needs for renters who are unassisted, very low-income renter households paying more than half of their income for rent, living in seriously substandard housing or households that had been involuntarily displaced.

As a member of a HOME Program Consortium, the City did not receive any homebuyer's assistance funds for program year 2011. The City did expend the remaining \$2,833.10 of Alamance County down-payment assistance remaining from previous program years.

The full Burlington CAPER report is posted online at [Burlington, NC - Official Website - Community Development Division](http://burlingtonnc.gov/index.aspx?NID=175)

(<http://burlingtonnc.gov/index.aspx?NID=175>)

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. During fiscal year 2010-11 the Greensboro Fair Housing Department filed 15 fair housing complaints.

The Fair Housing Division provided a broad range of callers with technical assistance, trained 271 individuals in Fair Housing and performed outreach that included several homeless service providers to discuss intake processes and review intake forms. These meetings resulted in changes made to procedures and intake forms to ensure compliance with fair housing laws.

Additionally, the Department expanded fair housing workshop efforts to include the international community. Materials for workshops were translated into the following languages: Spanish, Arabic, Swahili, French, Burmese, Vietnamese, and Rhade. A French workshop has also been scheduled for early Fiscal Year 2011-12.

In 2010-11 the Planning and Community Development Department successfully facilitated the conciliation of a Section 508 Complaint in the area of homelessness prevention services involving an agency that had received CDBG funds. To reduce potential risks of the occurrence of Section 508 Complaints, City Contract language was enhanced to include provisions on confidentiality and other policy matters that can affect program participants' rights or access to services.

1.3 Affordable Housing

Greensboro's CDBG and HOME programs and HOME Consortium member programs address the need for affordable housing. The comprehensive approach focuses on four primary objectives:

Affordable Housing Objectives

- 1) Expanding the supply of affordable rental housing for very low and low-income households
- 2) Collaborating with local non-profit homebuilders and through the private market to provide affordable homeownership opportunities
- 3) Continuing a long standing commitment to maintaining the condition of the existing housing stock
- 4) Addressing the housing needs of the homeless and near-homeless through a continuum of care approach

Accomplishments for these objectives are realized through collaborative activities within the Planning and Community Development Department, across City Departments, and in partnership with the community. City Council priorities of economic development and public safety are supported through these goals and projects.

Greensboro's activities addressing the needs of affordable housing include:

- Redevelopment Projects: Property Acquisition and Disposition, through the Greensboro Redevelopment Commission
- Affordable Housing Single Family and Multi-Family Development: New construction and major renovation projects through private and non-profit partnerships and collaborations
- First Time Homebuyers Program: provides loans to low/moderate income households
- Housing Rehabilitation Programs: Grants and/or low interest loans are provided to homeowners who contract the renovation and repair of their residences or rental units they own.
- Homelessness Prevention Service Programs: Several federal entitlement funds and local funds support non-profit partners who provide homelessness prevention, shelter, transitional housing, and case management services.
- Housing Development for Homeless and Special Needs Populations: The City of Greensboro collaboratively works with community partners to fill gaps in housing for populations with underserved needs.

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.

Table 1.3 Affordable Housing (Objectives 1-4) reflects the range of active projects and the objectives they strive to accomplish. Projects timelines range from annually to a span of many years. The table lists expenditures and fund sources utilized during the 2009-10 fiscal year.

Table 1.3 Affordable Housing (Objectives 1-4)

Objective	Project	Description	Status	Background	10-11 Expenses
1	214 S. English Acquisition	Acquisition of 6-unit multi-family for renovation for low-income tenants	Completed	Partnership Homes to contract as CHDO	CDBG-R \$50,000
1	CHDO Reservation (RFP) Funds awarded to Partnership Homes for rehabilitation of 214 S. English St. 6 multi-family units	15% CHDO reservation in 2009 affordable housing RFP	Contracting phase in progress	Partnership Homes to contract as CHDO	HOME \$0
3	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
3	Arlington Park Neighborhood	Disposition of property and vacant lots for	sold to a homebuyer		CDGB \$14,575

	Revitalization/ 1600 Martin Luther King, Jr. Drive	homeownership			
3	Morningside Lincoln Grove Redevelopment Plan/ Willow Oaks Phase II Infrastructure Improvements	Phase II infrastructure improvements; 4 single family homes	Completion of Phase II; 4 single family homes sold to homebuyers	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 newly constructed Childcare and Community Center facility.	CDBG \$139,407 Nussbaum \$11,000 Section 108 \$10,347
3,4	Eastside Park disposition of properties owned by the Greensboro Redevelopment Commission	Renovation and sale of 6 Habitat townhouses to low/mod homebuyers	Completion and sale of 6 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
2,4	Eastside Park disposition of properties owned by the Greensboro Redevelopment Commission	Major renovation of a home for a transitional housing program for low-income teens and their children.	My Sister Susan's House Maternity Home Completed		
3	Gorrell Street Disposition	Completion of activities in redevelopment plan	To date, close to 30 dilapidated and deteriorated houses and business have been purchased and the lots resold primarily for single-family housing development.	Revitalization efforts in the Gorrell Street neighborhood have focused on relocating objectionable businesses and supporting non-profit housing providers' construction and sale of single family homes. Disposition of one remaining city-owned lot is expected to take place in conjunction with the privately-funded rehabilitation of the historic Magnolia House.	CDBG \$2,451
3	Phillips Lombardy	Development of property reuse plan	Plan development in progress	Site to be evaluated for potential affordable housing construction opportunities	Bonds \$12,992
1,3,4	Neighborhood Stabilization Program	Mitigation of the negative effects of foreclosures on neighborhoods	Property acquisition and project contracting in progress	Purchasing agent: gate City Co.; Acquisition of up to 20 single family and multi-family properties	NCDA-HERA \$1,115,033
2	Neighborhood Stabilization Program	Renovation of an industrial building into a day shelter for homeless or at risk of homeless populations	Completed in 2011	The Community Foundation of Greater Greensboro received donation of a building for the purpose of establishing a day center in the community. Renovations are complete and the building is occupied by the Interactive Resource Center.	NCDA-HERA \$400,000
1	Neighborhood Stabilization Program	Acquisition and rehabilitation of 20 foreclosed multi-family properties	Project construction is in process	The developer, Affordable housing Management, will include 9 permanent supportive housing units in the project.	NCDA-HERA \$732,265

Expanding the supply of affordable rental housing for very low and low-income households (Objective 1)

Churchview Farm Apartments, located at 2302 Old Chapman St., were completed in fiscal year 2010-11. Located at the southern end of the Glenwood neighborhood, Churchview Farm consists of eight 2-bedroom and 60 one bedroom units of elderly/disabled housing, with one unit specifically developed for the severely physically handicapped. The City committed \$888,284 in HOME funds to this project.

Several rental projects were approved for funding or moving into construction phase in 2010-11 including:

Village Crossing, located at 109-117 Greenbriar Rd., near Church St. and Pisgah Church Rd., began construction in 2010-11. Village Crossing consists of twenty 2-bedroom apartments with 9 permanent supportive housing units for homeless/disabled households. The City committed \$1,450,000 in Neighborhood Stabilization Program funds to this project.

Laurence Manor, located at 2300 Juliet Place, will begin rehabilitation in early 2011-12. Situated near W. Vandalia and Freeman Mill Roads, Laurence Manor consists of thirty-two 1, 2, and 3-bedroom apartments with all units receiving project based voucher assistance. The City committed \$794,193 in HOME funds to this project.

214 S. English Street Project begins rehabilitation in early 2011-12. Located near E. Market St and S. English Streets, this project consists of six 2-bedroom units with all units providing permanent supportive housing for homeless/disabled households. The City has committed \$50,000 of CDBG funds for acquisition and \$239,600 in HOME funds for rehabilitation.

Glenwood II Apartments, located at 1207-09 Lexington Avenue, begins construction in early 2011-12. These Glenwood neighborhood apartments are in the proximity of the Servant Center. This project consists of nine 1-bedroom units for homeless/disabled households that utilize project based voucher assistance for veterans. The City has committed \$307,637 in HOME funds to this project.

Planning occurred in 2010-11 for Charlotte St. Apartments, located at 1211-1219 Charlotte St., begin rehabilitation in early 2011-12. Located in the Jonesboro-Scott Park neighborhood, this project consists of 17 2 and 3-bedroom units. The City has committed \$199,525 in HOME funds and \$220,000 in neighborhood bond funds to this project.

Collaborating with local non-profit homebuilders and through the private market to provide affordable homeownership opportunities (Objective 2)

Several affordable single-family housing development and financing projects were under construction. 16 properties were sold during the 2010-11 program year.

Housing Greensboro received approval to participate in the pilot program for Home Performance with Energy Star through NCHFA for energy efficient rehabilitation, bringing a new source of subsidy to their programs. They also received a \$100,000 grant from the Wells Fargo Foundation to focus rehabilitation/resale for homeownership efforts in the Glenwood neighborhood.

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. Over 100 of those homes are built and owner-occupied. Also scheduled for completion is the Village Center with neighborhood retail intended to accompany the Childcare and Community Center facility.

Table 1.3 Affordable Homeownership (Objective 3)

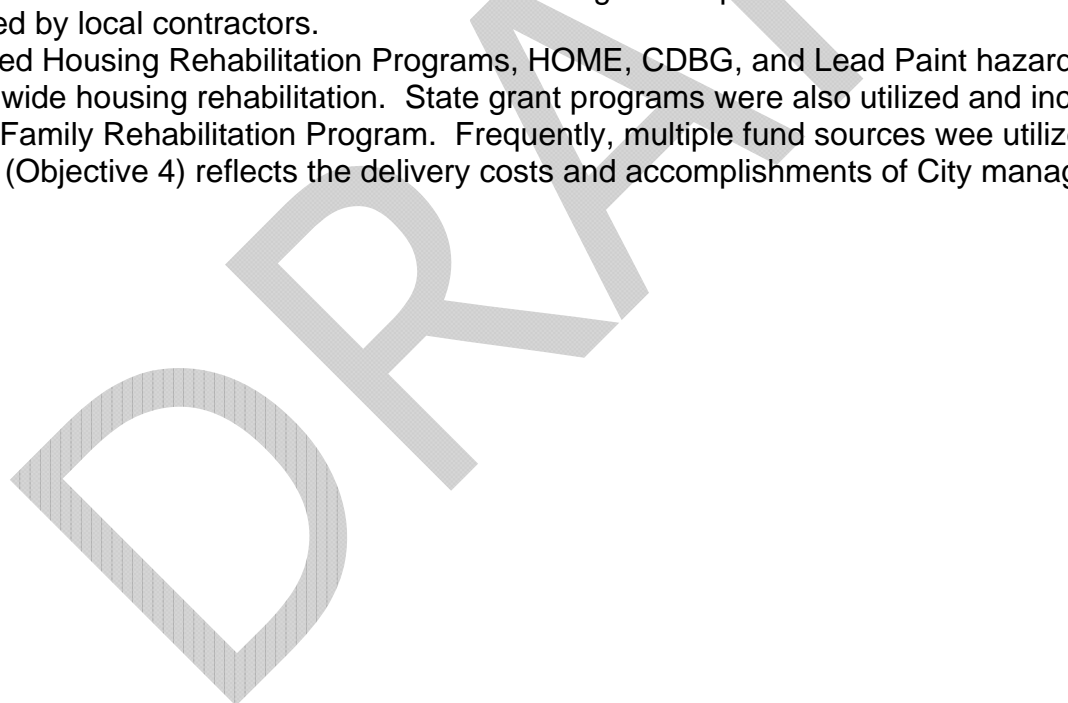
	Total # Lots	HOME Lots	Prior Sales	10-11 Sales	HOME \$ Committed	Other City \$ Committed	Developer /Builder	Status
Greensboro								
Operation Infill - Phase 5	9	9	8	0	\$162,000.00		Habitat	Construction
Arbor Court Townhomes	20	20	10	9	\$278,147.00	\$280,000	Habitat	Construction
CHDO Rehab/Resale	9	9	2	3	\$227,500.00		Housing Greensboro	Construction
Ole Asheboro New Homes – 07-08	4	4	3	0	\$45,800.00		Self-Help CDC	Sales
Ole Asheboro New Homes – 08-09	3	3	0	0	\$77,160.00		Self-Help CDC	Sales
Willow Oaks - Phase 2	180	49	29	3	\$662,384.00	\$12,451,624	Urban Atlantic	Construction
Glenwood CHDO Rehab/Resale	6	6	0	0	\$150,000.00		Housing Greensboro	Construction

Guilford County								
Habitat Homebuyer Assistance Loans	9	9	0	1	\$365,433.73		Habitat	Sales
			Total 10-11	16				

1.3 Maintaining the Condition of the Existing Housing Stock (Objective 3)

Greensboro’s Commitment to maintaining the condition of the existing housing stock as safe and decent continued during 2010-11. State and federally funded, City administered Housing Rehabilitation Programs provided grants and low interest loans to assist 30 households with low/moderate incomes through the repair of tenant and owner occupied housing. These projects were executed by local contractors.

In the City administered Housing Rehabilitation Programs, HOME, CDBG, and Lead Paint hazard Control Grant Federal funds supported City-wide housing rehabilitation. State grant programs were also utilized and included the Duke Energy Grant and the Single Family Rehabilitation Program. Frequently, multiple fund sources were utilized to maximize project outcomes. Table 1.3 (Objective 4) reflects the delivery costs and accomplishments of City managed Housing Rehabilitation programs.



Federal, State and Local Funding for Project Costs	Expenditures	# Units Counted as Complete and Unique	# Units made Handicap Accessible
CD Citywide Rehab	\$0		
CD Emergency Repair	\$0		
CD Lead Homeowner	\$0		
CD Lead Rental Match	\$25,292.52		
CDBG Totals	\$25,292.25	4	
HOME Citywide Rehab	\$93,694.61		
HOME Totals	\$93,694.61	2	1
HUD Lead Grant Totals	\$ 237,191.98	19	
NCHFA Duke Energy Program	\$20,858.51	3	
NCHFA Single Family Rehabilitation Program	\$ 20,295	2	
Total Project Costs	\$397,332.62	30	1

Addressing Housing for Homeless and Special Needs Populations in a Continuum of Care (Objective 4)

A range of government agencies, non-profit organizations, the Greensboro Housing Authority and community advocates comprise the Greensboro-High Point Continuum of Care to provide housing and supportive services to homeless and special needs populations. On July 1, 2010 the non-profit organizations, Partners Ending Homelessness and the Homelessness Prevention Coalition of Guilford County merged the two organizations to become one, Partners Ending Homelessness. In 2009-10, the Continuum of Care identified Partners Ending Homelessness as the lead agency for the Continuum of Care. Under the 2009 Health Act Legislation, the lead agency may eventually receive funds to serve as the geographic region's unified funding source and will expand its role in the Continuum of Care annual competitive grant by handling administrative duties associated with identifying funding needs, grant application processes, and monitoring of funded agencies. Four non-profit staff positions have been funded for these purposes and to continue the advocacy and other work associated with the Continuum of Care Annual Competitive Grant and the Guilford County Ten Year Plan to End Chronic Homelessness.

The City of Greensboro has worked closely with HUD and Partners Ending Homelessness over fiscal year 2010-11 to help the non-profit expand its administrative experience and capacity. Partners Ending Homelessness staff had an opportunity to accompany City staff on monitoring and audit visits for training and a homelessness prevention service contract manual was updated to include project sponsor services. With HUD's support, the City and the non-profit organization agreed to utilize Partners Ending Homelessness as a project sponsor, similar to the HOPWA program's regional administration model. City staff will continue to provide mentoring and support to Partners Ending Homelessness as needed.

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 \$840,828 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 (Objective 2).

- Housing Counseling and Information Referral services benefitted 4484 people, who experienced a housing crisis with \$78,961 of local funds.
- Emergency Assistance Homelessness Prevention services benefitted 6922 people with \$ with \$84,405 in ESG funds and \$13,747 in local funds, totaling \$98,152.
- Emergency and Transitional Shelter Programs benefitted 2240 people with \$244,339 in CDBG funds. \$ \$84,405 in Emergency Shelter Grant funds were matched with \$244,339 in CDBG funds and \$123,899 in local funds.
- The HOME funded Tenant Based Rental Assistance program benefitted 22 people that were formerly in Homelessness Prevention Rapid Re-housing Programs with head of household pursuing employment training or education to increase employability. \$2,450 in local funds and \$37,867 in HOME Program funds were expended.
- Homelessness Prevention Rapid Re-housing services benefitted 210 people in 2010-11 plus 44 people the prior year, for a grant to date total of 256 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 second year expenditures totaled \$311,400.57. The total amount of the HPRP grant to date of \$468,816 was expended by the end of the second fiscal year of the program, which exceeded the required 60% expenditure rate deadline of July 19, 2011. 89% of people who received Homelessness Prevention Services exited the program in permanent housing. 97% of those who received Homeless Assistance services exited the program in permanent housing.
- \$400,000 in Neighborhood Stabilization Program funds were used to complete the up-fit of the new Day Shelter Facility which opened for services in April of 2011. City Council additionally awarded a \$60,000 emergency operations grant for operation of the Interactive Resource Center, of which \$59,801 from local funds was expended. The Homeless Day Center project was identified as a need in the 2005-09 Consolidated Plan. The Interactive Resource Center served 388 people in 2010-11.
- 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 (Objective 2) Continuum of Care Support: Non-Profit Service Providers

2009-10 Homelessness Prevention Service Activities Report									
Agency / Program Description	# People Served	Program Participant Description	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	325	Shelter women who are domestic violence victims and their children	\$22,276	\$22,276	\$0	\$0	\$6,880	\$15,596	\$0
Greensboro Urban Ministry, Weaver House Emergency Shelter	1092	Shelter single men and single women	\$32,177	\$32,177	\$0	\$0	\$32,177	\$0	\$0
Guilford Interfaith Hospitality Network/Paisley House Emergency Shelter	79	Shelter families	\$16,502	\$16,502	\$0	\$0	\$16,502	\$0	\$0
Salvation Army, Center of Hope Emergency Shelter	394	Shelter families, single women and single men	\$32,177	\$32,177	\$0	\$0	\$32,177	\$0	\$0
Youth Focus, Act Together Emergency Shelter	213	Shelter youth	\$22,276	\$22,276	\$0	\$0	\$6,880	\$15,596	\$0
Emergency Shelter Programs TOTAL	2103		\$125,408	\$125,408	\$0	\$0	\$94,616	\$31,192	\$0
Jericho House	19	Group transitional housing for men re-entering society from	\$7,376	\$7,376	\$0	\$0	\$7,376	\$0	\$0

		prison							
Joseph's House	22	Group transitional housing for youth age 18-24	\$39,493	\$43,881	\$0	\$0	\$25,917	\$0	\$0
Mary's House	37	Group transitional housing for women recovering from substance abuse and their children under up to age 12	\$39,493	\$39,493	\$0	\$0	\$39,493	\$0	\$0
Room at the Inn of the Triad, Inc., Nussbaum Maternity Home	37	Group transitional housing for women who are pregnant	\$39,493	\$39,493	\$0	\$0	\$39,493	\$0	\$0
Agency / Program Description	# People Served	Program Participant Description	Funds Allocated	Funds Spent	HOME Funds	ESG Funds	CDBG Funds	Nussbaum Housing Partnership Funds	HPRP Funds
Servant Center Inc., Servant House	32	Group transitional housing for men who are disabled or terminally ill.	\$39,493	\$39,493	\$0	\$0	\$39,493	\$0	\$0
Transitional Shelter Program TOTAL	147		\$165,348	\$165,348	\$0	\$0	\$151,772	\$0	\$0
Greensboro Housing Coalition	N/A	Operation and Administration of HUD approved Housing Counselin	\$14,239	\$14,239	\$0	\$0	\$0	\$14,239	\$0

		g and Information Referral Service							
Greensboro Housing Coalition/Housing Hotline	4484	Housing Counseling and Information Referral Services	\$78,961	\$78,961	\$0	\$0	\$0	\$78,961	\$0
Housing Counseling & Information Referral Programs TOTAL	4484		\$87,714	\$87,714	\$0	\$0	\$0	\$87,714	\$0
Greensboro Urban Ministry Financial Assistance Program	567	Assist tenants at risk of homelessness with housing costs	\$45,840	\$37,983	\$0	\$37,983	\$0	\$7,857	\$0
Salvation Army Emergency Financial Assistance	6922	Assist tenants at risk of homelessness with housing costs	\$46,422	\$46,422	\$0	\$46,422	\$0	\$0	\$0
Emergency Financial Assistance Programs TOTAL	7489		\$92,262	\$92,262	\$0	\$84,405	\$0	\$7,857	\$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 Participant Description	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 2010-11	14,465		\$1060,259	\$827,413	\$37,867	\$84,405	\$246,388	\$141,557	\$317,196

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

Other Actions

a) Meeting Under-Served Needs

During fiscal year 2010-11 the Housing 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.

b) Fostering Affordable Housing

All of Greensboro’s HOME program funds and 30% 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

The Consolidated Plan 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. This program proactively addresses the issue of substandard rental units.

d) Filling Gaps in the Local Institutional Structure

Throughout FY 2009-10, 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.

Consolidation within the City of Greensboro

During fiscal year 2010-11, the Greensboro Department of Housing and Community Development, the Greensboro Planning Department, and the Engineering Department's Local Ordinance Enforcement Division began the process of consolidation into a single Planning and Community Development Department. Moving forward, barriers to housing that result from housing conditions can be more effectively addressed by collaborative efforts of inspectors who may be involved with housing rehabilitation and local ordinance code enforcement. Other efficiencies including consolidation of administrative functions and cross training of staff are also being realized from the consolidation.

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. planned to develop and expand the capacity of Partners Ending Homelessness to manage a number of administrative functions in the City's annually contracted Homelessness Prevention Service Program. This transition is expected to reduce duplication of processes and work and increase coordination of efforts that were previously handled independently within each organization.

Guilford County Department of Social Services

The Guilford County Department of Social Services concluded its emergency assistance programs at the end of Fiscal year 2010-11. The crisis assistance programs were contracted out to the Salvation Army of Greater Greensboro for 2011-12. Federal funding that the Department of Social Services received for rental assistance was cut by the federal government from the 2011-12 DSS budget, leaving a significant gap in funding in Guilford County for this prevention activity.

GCAN Network

The City has lacked human resources to continue to provide limited technical support to the Guilford Congregational Assistance Network of Guilford County, comprised of the Department of Social Services, non-profit agencies, and congregations who provide emergency assistance to help people keep their housing when they are at risk of homelessness due to event driven reasons. Discussions have been held with Partners Ending Homelessness and United Way of Greater Greensboro regarding the potential of one or both of those agencies overseeing a centralized portal to help people seeking assistance for housing stabilization or other supportive services. This falls in line with Partners Ending Homelessness role as the lead agency for the Guilford County Continuum of Care and United Way's role in the 2-1-1 referral and information program for community services.

Refugee Population Support Network

To address the underserved needs of the refugee and immigrant populations that face substantial barriers to accessing housing, jobs, and other essential services, the RING List serve (Refugee Information Network of Guilford), continued to be supported by local non-profits, congregations, and individuals to develop solutions for individuals and families facing difficulties meeting their basic needs and to address systemic issues in the way refugees and immigrants are transitioned into our community.

Additionally, the Refugee Information Network of Guilford incorporated as a 501 C-3 organization. The network is a coalition of non-profit resettlement agencies, faith-based organizations, educators, community advocates, etc., who are working to assure that refugees and immigrants have adequate opportunities to meet their basic and future needs in our community.

Housing First Program (formerly funded by the State of North Carolina)

Funding for the case management part of the Ten Year Plan to End Chronic Homelessness was discontinued by the State of North Carolina following an initial pilot program. The Balance of State administered Homelessness Prevention Rapid Re-housing Program was able to pass those receiving housing vouchers through that HPRP program for short to medium term assistance, but not for the long term assistance previously identified as necessary for the chronically homeless. The City continued to fund 10 housing vouchers for chronically homeless with a high level of barriers to housing in the hopes that the people supported would be able to transition to alternative public housing vouchers over time. The lack of sustained committed funding for the case management of people using these vouchers served as the basis for the City's decision to conclude funding the vouchers. With assistance from the HPRP program, 7 beneficiaries (of 8 housed) were able to transition to permanent housing administered through the Greensboro Housing Authority.

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 2,370 public housing units in 19 different communities throughout the city and 3,329 Housing Choice Vouchers.

Public Housing Improvements

GHA works to continually maintain and improve its public housing communities. This year the following Funds/Grants were used to improve our communities:

American Recovery and Investment Act E/D Competitive Grant:

- Claremont Courts is in the final stages of a major modernization project made possible through the American Recovery and Reinvestment Act Grant, as well as FY 2009 and FY2010 Capital Funds. The overall project is approximately 85% complete. Improvements to the property includes: newly designed exterior facades with covered porches, new Hardiboard wall covering, new doors, windows, PVC hand railing and decorative columns. The community building is also being modernized with: new property management offices, Police Neighborhood Resources Center offices, community meeting space, program staff offices, bathrooms, a new kitchen, new security system, plumbing, and electrical and mechanical upgrades. All work meets accessibility code requirements. Landscaping and site work throughout the community include: new pedestrian walkways, parking lot repair and resurfacing, erosion control measures, and the installation of a Born Learning Trail and playground, which will be a unique highlight for Claremont.
- Another project at Claremont Courts that was just completed in time for summer's heat was the installation of new HVAC systems throughout the community. This gave Claremont Courts residents air conditioning for the first time, and updated the heating system to meet current Energy Star standards. This project was made possible by the FY2008 and FY2009 Capital Fund Programs.
- Stoneridge, a senior community, has also greatly benefited by the American Recovery and Reinvestment Act Grant that made possible the replacement of three out-dated, bi-level residential units with new, one-story units that meet the standards of the American Disabilities Act. The remaining bi-level units have been equipped with new chair lifts, allowing seniors easier access to second floor bedrooms and bathrooms. Other improvements to the residential units are: replacement of a retaining wall, asphalt paving, a new dumpster pad with screen walls, replacement of kitchen, bathroom and entry hall tile, vinyl siding, an alarm system, ranges and refrigerators, furniture, grab bars, water saving toilets, and roofing. A new, handicap accessible community building is also currently being constructed and will include a health clinic space and nurses' office for health care activities, kitchen, multi-purpose room, a storage area,

and office space for property management. The community building is built to L.E.E.D. Silver Certification and meeting high energy efficiency standards and constructed with recycled materials. The overall project is approximately 81% completed.

Neighborhood Stabilization Program:

- At the end of 2009, GHA purchased 14 condominiums at Foxworth. Funding for this project came from the Neighborhood Stabilization Program and other GHA funds. Two additional three-story, twelve-unit condominium buildings were constructed along with other site improvements such as utilities, grading, and a new retaining wall. GHA also purchased six additional condominium units from Foxworth homeowners. An open house was held on May 6, 2011 at the Foxworth community, elected officials, representatives from the U. S. Department of Housing & Urban Development and the North Carolina Department of Commerce attended the event. Two of the condominiums were open for tours and a first-floor; handicap-accessible apartment and a third-floor apartment with a walkout balcony were featured. Other features of the two-bedroom, 1,100 to 1,130 square-foot apartments include a laundry room, open-concept living room and kitchen, a breakfast bar, nine-foot ceilings, energy-efficient HVAC systems, central air, security and sprinkler systems, Energy Star appliances including a stove, refrigerator and dishwasher; a garbage disposal and mini blinds. This event completed GHA's NSP development activities including the purchase, renovation and new construction of the units at the Foxworth community.

GHA Capital Funds:

- Carbon Monoxide Detectors are in the process of being installed to Applewood, Baylor Court, Hampton Homes, Hickory Trail and Annex, Lakespring, Laurel Oaks, Pear Leaf, Ray Warren Homes, River Birch, Silver Briar, Smith Homes, Smith Homes Elderly and Woodberry Run. This project was made possible through the FY2009 and FY2010 Capital Fund Programs. The project began in May 2011 and is scheduled to be completed by the end of 2011. Upon completion, all GHA properties that use fossil fuels in their heating systems or appliances will be equipped with these vital safety devices.
- As a result of an extension of our Energy Performance Contract, several GHA properties are undergoing improvements in energy conservation measures. These improvements are financed by a technique that uses cost savings from reduced energy consumption to pay the cost of installing energy conservation measures. Most GHA properties will have existing water fixtures replaced with more efficient systems such as toilet pressure vessel replacement, gravity toilet fill valves and flappers, retrofit urinals, toilets and toilet seats, showerheads and aerators. Ray Warren Homes will benefit by receiving new high efficiency furnaces, the addition of central air conditioning, and new roofs.

Resident Initiatives

During the 2010-11 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. These services are as follows:

- **Pre-purchase Counseling** - Provides pre-purchase home buying counseling. GHA counsels public housing households and Housing Choice Voucher (HCV) households.
- **Financial Literacy Education Workshops** - Provides Financial Literacy Education workshops to both public housing and HCV.
- **Mortgage Scam Awareness Education Workshops** – Educates clients on what to look out for when searching for mortgages to finance their homes. **Predatory Lending Education Workshops** – Assists clients in learning of predatory lending that is sometimes hidden in adjustable rate loans.
- **The ROSS Neighborhood Networks (NN) Program** – Although this grant has ended, GHA chose to continue offering service to the 50 active program participants, providing computer training, job training, GED classes and computer access. Through a partnership with Reading Connections, classes were offered in beginning Computer Literacy, advanced Computer Literacy, and beginning Microsoft Word.

Other programs offered by GHA include:

- **Police Neighborhood Resource Center (PNRC) Program** - GHA partners with the Greensboro Police Department and GHA residents to reduce crime in public housing communities. GHA's four largest public housing communities and one of its elderly communities house PNRCs, and each PNRC is staffed by a manager and two police officers.
- **Operation Smart Choices** - An anti-substance abuse and anti-gang health initiative in which youth express themselves through writing, directing, producing and performing in a play. Originally funded by Moses Cone Wesley Long Foundation, and then the Governor's Crime Commission, GHA has elected to continue the program available to the 3,577 youth who reside in our communities. Youth from public housing communities and the Housing Choice Voucher Program participate in this program. GHA youth also participate in the drug-free Public Housing Basketball League (PHASAC), Boy Scouts and Girl Scouts, and in Salvation Army Boys and Girls Clubs, Building Up Cash Knowledge Young (B.U.C.K.Y.), summer lunch program, "What Homes Means to Me" poster contest, summer camps supported by GHA and local agency camp scholarships, and college scholarship programs.

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 3,229 vouchers assisting 6,988 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 648 disabled clients, 548 elderly clients, and 274 homeless adults and children through a variety of special programs.

HA offers many programs to its HCV clients:

- **Family Self-Sufficiency** - Provides opportunities for HCV participants to become self-sufficient within five to seven years by assisting them in obtaining employment, continuing education, developing savings, managing money, counseling, and homeownership. In the last five years, over 300 families have become self-sufficient through this program and no longer require GHA assistance and over 60 families have purchased homes.
- **"Welcome Home" Homeownership** - Provides individuals with the educational tools to purchase their first home by partnering with counseling agencies, realtors, lenders, and builders. The program addresses credit issues, budgeting and financing techniques, and reviews the home buying process. In the last six years, over 300 families have received training and counseling in the program, and 104 families have purchased homes. In 2009 GHA received a national award from HUD for having the most families purchase homes in North Carolina.

- **Housing Opportunities Supportive Housing** - Serves homeless disabled families by providing housing and supportive services including counseling, case management, life skills, and parenting-skills training. Thirty-four adults and 26 children are currently participating in this program.
- **Housing Opportunities for Persons with AIDS (HOPWA)** - Serves persons with HIV/AIDS and their families by providing housing and referrals through Triad Health Project. There are currently 40 families receiving assistance under this program.
- **The Shelter Plus Care** - Provides assistance to homeless persons with disabilities through a combination of programs, including the following:
 - The Home at Last program serves 40 homeless and disabled families with physical, mental, or substance abuse disabilities. The program enables participants to secure permanent housing and gain stability while receiving intense case management through partner agencies.
 - Mary's House serves homeless women recovering from substance abuse and provides counseling, case management, and parenting-skills training. Supportive services are also provided to the children of participants. Thirty-one women and 62 children are currently participating.
 - The Grace Homes program serves chronically homeless, single adults with physical, mental, or substance abuse disabilities. The program is designed to enable participants to secure permanent housing and gain stability while receiving case management services. Currently, three adults are being assisted and two participants have maintained their housing in excess of eighteen months.
 - Sheltering the Homeless is a non-traditional model of permanent housing that demonstrates sensitivity to the special needs of chronically homeless individuals with mental health and substance abuse issues. The program was developed from Guilford County's Ten-Year Plan to End Homelessness, and is crafted around strengthening traditional housing and services while adding complementary elements including Housing First and other permanent housing with varying levels of supportive services. Currently, two individuals are being served through this program.
 - Veterans Affairs Supportive Housing (VASH) is a collaborative partnership between HUD and the VA to provide vouchers for permanent housing for homeless, disabled veterans. The VA provides case management and supportive services to promote and maintain recovery while the participants reside in permanent housing. Currently, 58 homeless veterans are participating in the program. GHA was awarded 25 VASH vouchers in 2010 and 2011, plus the Servant Center, GHA's partner was awarded 10 VASH vouchers.
 - Family Unification Program (FUP) provides housing to families for whom the lack of adequate housing is a primary factor in the separation of children from parents or the prevention of reunification with their families and to assist youth who are aging out of foster homes. GHA partners with DSS and Joseph's House who certify families and youth that meet the program's criteria. GHA was awarded 100 FUP vouchers in 2010.

f) Lead-Based Paint Hazard Reduction

The City of Greensboro completed lead remediation through its third Lead Hazard Control Grant during fiscal year 2010-11. The grant implementation concluded on December 31, 2010. Since its beginning in late 2001, the lead program has worked with community partners to provide lead education and outreach to the public and identify homes with potential lead hazards. Applicants with young children are referred to the Health Department for lead blood screening. The program performs lead inspections and risk assessments on eligible homes and mitigates lead hazards when identified.

From July 2010 through June 2011, lead remediation was completed on 21 housing units, two 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.

During fiscal year 2010-11, Planning and Community Development staff created a rental property quarterly report that gives both occupancy and financial data that is used for real time monitoring and can be use to intervene in troubled properties. The report covers over 30 properties and more than 1,300 affordable units which include over 500 HOME rental units.

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.

CPD formula grant funds including federal 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
- UDAG, 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 leveraged \$4 of other funds for every \$1 of CDBG and HOME funds expended on major projects.

1.8 Summary of Citizen Comments

Greensboro's Community Resource Board (CRB) held a public hearing on the FY 2010-11 CAPER during its regular meeting on September 15, 2011. Notice of the hearing appeared in the September 9th edition of the *News and Record*, and in the local weekly paper, the *Carolina Peacemaker*. City staff will present an overview of program performance and address questions from board members. Members of the public are invited to comment on the CAPER.

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 of various grants through the 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.

Affordable Housing

The City was awarded a total of \$3,275,000 in Neighborhood Stabilization Program funds to address the negative effects of foreclosures on neighborhoods. Acquisitions were targeted to areas where there are on-going housing development activities, rehabilitation and resale will occur in Fiscal Year 2011-12. Two additional development projects funded were 1) Village Crossing – a 20 unit multi-family project which is in rehabilitation construction and will include 9 units for permanent supportive housing, and 2) renovation funding for a day center for the homeless.

Greensboro's primary non-profit homebuilder, Habitat for Humanity, is actively building an attached housing development in the Eastside Park neighborhood and on scattered lots under the Operation Infill program. They are also increasing their focus on maintenance by assisting existing Habitat homeowners with repairs and maintenance education.

Housing Greensboro, another non-profit homebuilder, expanded its capacity for repair and rehabilitation during the year, launched the mini-repair program, and increased staff and agency certifications for lead paint and energy efficiency. Housing Greensboro is expected to fill a strong need in the community for emergency repairs and purchase/rehabilitation/resale projects.

HOME/ First Time Home Buyer Program

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 2010-11.

In spite of the economic down-turn, families continued to pursue and achieve the dream of homeownership. With financial assistance through the homeownership program, 19 families received assistance. Of this number 17 were single or single parent-headed households with median incomes ranging as follows: 7 within the 30%-50% Median; 3 in the 50%-60% Median and 9 in 60%-80% Median. The 19 households ranged in age from 21 up to 63. Seven 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. Since implementation of this component, 1 household has applied for and received funding.

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 2010-11. 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 chronically homeless and mentally ill individuals being maintained in stable permanent supportive housing. Due to the loss of funding for case management in the local housing first program, the City discontinued providing locally funded housing vouchers during Fiscal Year 2010-11. Through the Homelessness Prevention Rapid Re-housing Program, the Greensboro Housing Coalition was able to transition former housing first program participants to permanent housing vouchers in collaboration with the Greensboro Housing Authority.

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 2010-11.

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 2010 Continuum of Care grant in the amount of \$1,449,318 for non-profit agencies providing services to people experiencing homelessness or formerly homeless.

A bonus of over \$100,000 was awarded to the Servant Center for a permanent supportive housing project.

In 2008, the City of Greensboro applied for and in 2009, was awarded a \$781,141 Homelessness Prevention Rapid Re-housing Program entitlement grant to assist households who are homeless or imminently homeless with housing counseling and location services and short to medium term financial assistance. The program met the 60% spending deadline at 18 months in Fiscal Year 2010-11 and is on target to close out in Fiscal Year 2011-12.

The City of Greensboro partnered with Guilford County to fund the renovation of a Homeless Day Center building, donated to the Community Foundation of Greater Greensboro. The Center is now being operated by the Interactive Resource Center. The City provided \$59,801.07 in local funds to assist the Interactive Resource Center with emergency operation funding and moving expenses from their original temporary location to the permanent facility.

My Sister Susan's House, a home for young mothers and their babies, was developed and constructed in partnership with the University of North Carolina-Greensboro Design Studio Program and Guilford Technical Community College Construction Program. Teenage mothers learn parenting and life skills to help them transition to and sustain permanent housing. The program concluded its first year of operations in Fiscal Year 2010-11, and became eligible for City funding of operations in 2011-12.

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 under construction 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 home continues to be for sale in the **Arlington Park** neighborhood. The City is partnering with Preservation Greensboro Inc. to market a second historic home in need of renovation but interest is low at this point in time.

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. All structures were demolished, clean-up was substantially completed and a Request for Proposals for developers went out in fall of 2010.

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 substantially complete, with nineteen units occupied by the end of 2010-11. Construction and sale of the final unit is expected to be completed in December 2011.

Economic Development

Environmental Protection Agency 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.

Interest continued in the **Targeted Loan Pool Program** though no new activities took place due to the difficult economic conditions prevailing in 2010-11. The program provides low interest business loans in partnership with a consortium of local private lenders. Eight loans have been approved to date using \$439,365 of CDBG funds. This funding leveraged \$659,047 of private funds.

The City is currently managing the outstanding loan portfolio and working with each of the businesses to weather the economic downturn. We are also engaged in ongoing discussions with the Self-Help Credit Union and our 7 participating lenders to restructure the loan pool such that it is more relevant to the current economy and meeting the needs of small businesses seeking to invest and create jobs in areas of the City that have been historically underinvested in.

In addition, the City is actively working with Momentum Development Partners 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. This loan request is contingent on the developer providing the required financial document for us to complete our due diligence and credit review. The loan will require City Council approval.

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 is soliciting development proposals for the renovation of the existing building and possible construction of new affordable housing units on the site.

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2. CDBG Narratives

2.1 Progress towards Expenditure and Accomplishment Goals

Greensboro continued in 2010-11 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 6/30/11:

	Budget	Total Exp @ 6-30-10	10-11 Expense	Total Expense	Encumbered	Balance
Total 03-04	1,771,790	1,647,202.03	20,493.68	1,667,695.71	4,594.71	99,499.58
Total 04-05	931,523	712,938.63	302.30	713,240.93	21,362.33	196,919.74
Total 05-06	505,745	501,224.05	4,296.16	505,520.21	-	224.79
Total 06-07	681,700	507,675.91	-	507,675.91	-	174,024.09
Total 07-08	1,077,697	867,657.48	102,176.10	969,833.58	3,705.00	104,158.42
Total 08-09	1,481,564	1,115,695.85	158,418.09	1,274,113.94	31,857.96	175,592.10
Total 09-10	1,632,199	1,294,739.59	189,941.43	1,484,681.02	28,820.00	118,697.98
Total 10-11	2,581,527	-	1,650,075.43	1,650,075.43	13,576.24	917,875.33
Total all CD Active Accounts	8,082,218	6,647,133.54	2,125,703.19	8,772,836.73	103,916.24	1,786,992.03

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. 31% of CDBG expenditures were for neighborhood revitalization activities primarily in the Willow Oaks, Arlington Park and Ole Asheboro revitalization areas. 19% went towards the rehabilitation and repair of low and moderate income owner-occupied and renter-occupied housing units.

28% of CDBG expenditures supported economic development strategies for the Targeted Loan Pool Program.

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2.3 Accomplishments vs. Planned Activities

In Greensboro's neighborhood revitalization program, single family home construction was slower than hoped due to the overall housing industry slowdown. However, construction and sale of homes did continue in Willow Oaks and Ole Asheboro. The participation of Self Help CDC in new home construction and sales in Ole Asheboro gave a significant boost to efforts in that community.

Housing rehabilitation activities during the 2010-2011 year were comparatively less than previous years due in part to the conclusion of the third Lead Based Paint Hazard Control grant. Additional work continued in other programs, including Emergency Repair, and Handicap Accessibility Loans. The Lead-Safe Housing Program met all targeted accomplishment levels.

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 Housing & 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 FY10/11. Unfortunately, in light of the current economy and increased underwriting requirements implemented by some of our participating financial institutions, we were not able to fund any new

business loan requests in FY10/11.

The City is currently working with the Self-Help Credit Union to restructure the loan pool program such that it will be 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. We plan to roll-out the new loan program in the fall of 2010. To date, 8 loans have been approved totaling \$1,098,412 (\$439,365 or 40% to be 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 developer selection is planned for early 2011. The redevelopment plan calls for mixed-use development on the site and the current schedule projects construction start in 2011-12.

Other priorities identified under economic development included neighborhood revitalization, meeting basic needs of homeless people and people with special needs, and supporting public services. The **CDBG-R Grant** and ongoing CDBG projects provided economic development opportunities.

Bond Supported Projects

Phillips Lombardy

Funds have been allocated in the amount of \$10,000 for development of a property reuse plan.

Jonesboro/Scott Park

The East Market Street Development Corporation has received an allocation of \$500,000 for real estate activities as part of the neighborhood plan implementation. The plan focuses on improving conditions in the neighborhood to encourage private investment.

Community Development Block Grant- Recovery Projects

CDBG-R American Recovery and Reinvestment Act funds supported economic development through neighborhood improvement, preservation and /or creation of jobs, economic development, promotion of economic recovery, and historic preservation.

CDBG-R Landscaping/Horticultural Job Training Project

CDBG-R American Recovery and Reinvestment Act funds supported job training, though contracting with a small business to provide the development of a walking trail and adjacent landscaping, which served as an enhancement to the community. The trail was built on Dudley High School property, which also served as the training site. Job training was provided to 6 people, who also performed the construction of a trail and natural area for students that will be maintained by students. A greenhouse was also restored back into operation. CDBG expenditures for the project totaled \$18,064.

CDBG-R Window Restoration for the Beloved Community Center

The Beloved Community Center provides day shelter opportunities to adult males. The Center is located in the historic George S. Kestler House, located in the South Greensboro National Register Historic District. The project originally sought to develop an energy efficiency retrofit for the structure including the wholesale replacement of original historic windows. Due to the historic nature of the building and the use of federal funds, a Section 106 Review identified the need for an historic approach to the project. Funding allowed for the repair and restoration of the original windows and a job training opportunity. The project has repaired original historic wood windows to meet historic standards while also providing training to 3 participants who were guests of the Center. \$5,500 of Southside Bond funds were also utilized on the project.

Energy Efficiency and Conservation Block Grant Projects

Greensboro received an award of \$2,554,000 to reduce energy use and fossil fuel emissions, and for improvements in energy efficiency. Eligible projects may achieve the following goals: reduction of fossil fuel emissions created as a result of activities within the jurisdictions of eligible entities, reduce total energy use, or improve energy efficiency in the transportation, building, and other sectors. \$132,708 was spent in fiscal year **2009-10**.

2.7 Limited Clientele Activities

No activities to report.

2.8 Program Income BARBARA OR LINDA

CDBG Program income earned during the year totaled \$149,722.13, earned largely through the 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 4 units, 2 of which utilized CDBG Funds.

2.10 Neighborhood Revitalization Strategy

The City of Greensboro continues to focus its CDBG program on the comprehensive revitalization of low and moderate income neighborhoods.

Affordable Housing

Affordable housing objectives were advanced with a number of redevelopment projects. Redevelopment projects are typically implemented over a period of years. A summary of accomplishments follows.

Gorrell Street

Revitalization efforts in the Gorrell Street neighborhood have focused on relocating objectionable businesses and supporting non-profit housing providers' construction and sale of single family homes. Disposition of one remaining city-owned lot, 725 Plott Street is expected to take place in conjunction with the privately-funded rehabilitation of the historic Magnolia House. Close to 30 dilapidated and deteriorated houses and business were purchased and the lots resold primarily for single-family housing development. CDBG funds of **\$2,451** were utilized to complete the project in fiscal year **2009-10**.

Arlington Park

Disposition of property and vacant lots in the Arlington Park community continued. Comprehensive neighborhood revitalization activities have been underway in the neighborhood since the early 1980's. Over the years, most of the goals of the neighborhood plan have been accomplished. The Village at Arlington Park subdivision was developed as the largest single activity undertaken in the neighborhood with 36 home sites and a public open space and trail. One house, located at

1600 Martin Luther King, Jr. Drive was sold to a homebuyer. CDBG funds totaling **\$14,575** were expended in Fiscal year **2009-10**.

Eastside Park

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 town-houses sold to low income homebuyers. Ongoing initiatives in Eastside Park include development of one remaining parcel and reprogramming of the community park facility. CDBG funds totaling **\$3,829** were expended on Eastside Park in fiscal year **2009-10** with completion and sale of 6 Habitat townhouses to low/mod homebuyers.

Ole Asheboro

Property maintenance and disposition activities continued for single-family homes and mixed use development.

Willow Oaks

Operation Infill, Phase 4, was completed in the Willow Oaks neighborhood and resulted in the sale of four single family homes to homebuyers.

Future Plans

At least two areas are anticipated to be identified for revitalization in the next four to five years.

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 69.5% Greensboro, 8.7% Guilford County, 14.6% Burlington and 7.2% Alamance County.

The 2010-2014 Consolidated Plan includes the following as high priority needs:

- Affordable rentals for low income persons
- Affordable homeownership
- Transitional housing and homelessness prevention
- Completion of planned neighborhood revitalization activities
- Increased availability of job training & business development services to low wealth communities

Single-family homeownership development (39%) led HOME Program Consortium expenditures, followed by housing rehabilitation (31%), rental housing development (27%) and TBRA (3%). **Burlington's** HOME expenditures were concentrated in owner-occupied rehabilitation activities (91%) with a small amount of homeownership expenditures (9%). **Greensboro** spent its HOME funds on a mix of single family homeownership activities (48%), rental development (35%), housing rehabilitation (13%) and TBRA (4%).

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 FY10/11 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 \$24,154 was largely earned through mortgage collections from Rehabilitation Loans, First-time homebuyer loans, and the Second Deferred Loan Program. Program Income for Burlington totaled \$42,421 and for Alamance, \$32,320. Total program income for the Consortium was \$98,895.

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 FY2010-11. 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 will enter 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 have attended training and meetings administered by HUD to make this transition a seamless process.

5. Emergency Shelter Grant

Greensboro Urban Ministry and the Salvation Army of Greater Greensboro received \$39,860 and \$43,881 respectively in Emergency Shelter/Solution Grant Funds. Both agencies fulfilled multiple Consolidated Plan strategies and objectives by running emergency shelters and providing emergency financial assistance to prevent homelessness or assist homeless with re-housing. A total of 7489 people were assisted in Fiscal Year 2010-11.

Distribution of ESG Expenditures by Activity

Both ESG funded programs 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 \$280,915 to match their \$83,401 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	\$46,422	\$0	\$38,674	\$0	\$127,555	\$166,229
Greensboro Urban Ministry	\$37,983	\$0	\$0	\$0	\$114,886	\$114,686

Leveraging Resources

Funds leveraged by the City's ESG Entitlement grant leveraged approximately \$3.37 in other funds to each \$1 in ESG funds.

Homeless Discharge Coordination

Partners Ending Homelessness' Community Partnership Action Team effort is an essential component in the actualization of Guilford County's Ten Year Plan to End Chronic Homelessness. The Discharge Planning Action Team has developed a discharge plan for Guilford County that outlines the discharge protocol for persons leaving foster care, health care facilities, mental health care, and correctional facilities. The policy is supported by Memorandums of Agreement between Partners Ending Homelessness and community partners including the Guilford Center, Guilford County Department of Social Services, Moses Cone Health System, and the Guilford County Jail. The goal is to foster a community policy of "zero tolerance" for discharge to homelessness. The City of Greensboro supports this effort.

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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