

City of Greensboro

FY 2009-10 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/hcd/funding/fiveyearplan/>. Three primary goals served as the basis for the 2009-10 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.

\$10,506,933 in funds from combined sources was allocated for the 2009-10 Budget. In addition to Community Development Block Grant (CDBG), HOME Program, and Emergency Shelter Grant (ESG) funding allocations, American Recovery and Reinvestment Act entitlement funds and competitive state grant funds were applied for and awarded for a number of new projects. In total, \$6,870,958 in additional funding was awarded to the Housing and Community Development Department.

Other grants secured by the City of Greensboro included a \$949,814 Justice Assistance Grant to the Greensboro Police Department for expanding on equipment and vehicles for the police force; a \$2,858,529 grant to the Executive Department for Employability and Training Programs through the Workforce Investment Act; and \$12,865,967 in Highway Infrastructure Investment funds to support public road, train, and mass transit facility improvements. A team of staff from multiple departments, including Housing and Community Development, was established to collaboratively support grant management and execution processes to obtain maximum results.

Highlights of Housing and Community Development Accomplishments:

- Support of completion of the International Civil Rights Museum, a CDBG funded historic preservation project
- Approval for use of \$400,000 of the 2008 Housing and Economic Recovery Act funded Neighborhood Stabilization Program Grant for renovation of Day Center Facility for homeless people
- Development of the 2010-14 Five Year Consolidated Plan
- Application for and award of American Recovery and Reinvestment Act Stimulus Grant funds and competitive grant programs totaling \$6,870,958
- New program development and implementation supported through various American Recovery and Reinvestment Act Stimulus Grant funds
- Collaborative development of HOME Tenant Based Rental Assistance Program with community partners

International Civil Rights Museum and Center



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 *2009-10 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 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 10 town-houses that 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 newly constructed 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 two state funded scattered site homeowner rehabilitation programs. Housing Rehabilitation programs utilizing CDBG, HOME, Lead Grant, and various other public funds exceeded expectations for the program.

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 and HPRP funds and with local Nussbaum Housing Partnership funds. The 2009 American Recovery and Reinvestment Act funded Homelessness Prevention Rapid Re-housing Program was developed and launched to provide short to medium term bridges to sustainable housing for people who were homeless or imminently at risk of being homeless. Services provided to unique program participants in each of 12 agencies' programs totaled 10,870 people.

Shelter Development

A building was donated 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. A \$400,000 grant from Greensboro's Neighborhood Stabilization Program Grant was approved to partner with \$275,000 in funds from Guilford County to begin renovations on the building in fiscal year 2010-11. The Interactive Resource Center, currently housed at Bessemer United Methodist Church, plans to occupy the new space.

Three lots in Eastside Park were sold to Youth Focus, a non-profit organization, for construction of a maternity and transitional home for young pregnant women and their children. An Eastside Park home was developed into a transitional home. The Design Studio Program at the University of North Carolina in Greensboro designed and built the one-of-a-kind facility. Five young mothers currently reside in the home.

Technical Support

Other efforts included participation in the Continuum of Care and continued 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.

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.



Peeler Recreation Center

South Elm Street Revitalization

Redevelopment activities in the South Elm Street area continue to create economic opportunities for businesses and new jobs for low and moderate income people through activities involving property acquisition, demolition, environmental remediation, and pending implementation of an EPA Brownfields agreement. The EPA grant, in its second 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

As of June 30, 2010, the City of Burlington, including Alamance County, met or exceeded five-year goals for housing rehabilitation and homebuyer assistance programs.

During the fiscal year 2009-10 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. Additionally, 1 rehabilitation unit was completed but not 100% expended and will be included as an accomplishment in the 2010-11 CAPER. Of these houses, the City renovated and made accessible homes for 1 disabled head of household. Elderly individuals headed 6 of the house-holds., The City reconstructed a dilapidated house for 1 homeowner. Of the 7 units tested, the City used interim controls or abatement procedures to reduce lead-based paint hazards in 7units that had tested positively for lead hazards. All rehabilitated units were brought from substandard to standard conditions and made energy efficient.

During the program year, City of Burlington staff completed work on behalf of Alamance County to complete rehabilitation of 3 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 the Greensboro HOME Program Consortium, the City of Burlington did not receive any homebuyer’s assistance funds for program year 2009. The City has \$2,833.10 of Alamance County down payment assistance remaining from previous years. The City mailed out 6 applications to potential clients but has been unable to commit the funds due to applicants not meeting qualification standards.

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 2009-10 the Greensboro Fair Housing Specialist received 19 new cases, helped approximately 550 callers with technical assistance, trained 281 individuals in Fair Housing and participated in informational forums sponsored by the Triad Apartment Association and the Greensboro Human Relations Department. Additionally the Fair Housing Specialist participated in an interview cable channel 61, WXLI, to disseminate information on fair housing to city residents.

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) Addressing the housing needs of the homeless and near-homeless through a continuum of care approach
- 3) Collaborating with local non-profit homebuilders and through the private market to provide affordable homeownership opportunities
- 4) Continuing a long standing commitment to maintaining the condition of the existing housing stock

Accomplishments for these objectives are realized through collaborative activities within the Housing 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 Home Development: New construction and major renovation projects through private and non-profit partnerships and collaborations
- Affordable housing multi-family unit development
- First Time Homebuyers Program: provides loans to low/moderate income
- 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 supportive 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	09-10 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 Revitalization/ 1600 Martin Luther King, Jr. Drive	Disposition of property and vacant lots for homeownership	sold to a homebuyer		CDGB \$14,575
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 identification and project contracting in progress	Purchasing agent: gate City Co.; Acquisition of up to 20 single family and multi-family properties	NCDA-HERA
2	Neighborhood Stabilization Program	Renovation of an industrial building into a day shelter for homeless or at risk of homeless populations	State approved day shelter renovation activity. Moving forward in 2010-11. Estimated completion in FY 2011.	The Community Foundation of Greater Greensboro has received donation of a building for the purpose of establishing a day center in the community. They will manage the renovations process of the building.	NCDA-HERA
1	Neighborhood Stabilization Program	Acquisition and rehabilitation of 20 foreclosed multi-family properties	Project contracting ins in progress	The developer, Affordable Housing Management, will include 9 permanent supportive housing units in the project.	NCDA-HERA

1.3

Collaborating with local non-profit homebuilders and through the private market to provide affordable homeownership opportunities (Objective 3)

Several affordable single-family housing development projects were under construction, 1 project was completed and 6 remain underway. Of the projects completed and underway, 17 properties were sold during the 2009-10 program year.

Housing Greensboro received approval to participate in the NCHFA New Homes Loan Pool program for substantial rehabilitation, bringing a new source of homebuyer acquisition subsidy to their programs.

Operation Infill, Phase 4, in the Willow Oaks subdivision, was completed and resulted in the sale of 7 scattered site single family homes 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.



The Havens at Willow Oaks



Table 1.3 Affordable Homeownership (Objective 3)

	Total # Lots	HOME Lots	Prior Sales	09-10 Sales	HOME \$ Committed	Other City \$ Committed	Developer /Builder	Status
Greensboro								
Operation Infill - Phase 4	7	7	6	1	\$73,641.35		Habitat	Completed
Operation Infill - Phase 5	9	9	5	3	\$162,000.00		Habitat	Construction
Arbor Court Townhomes	20	20	6	4	\$278,147.00	\$280,000	Habitat	Construction
CHDO Rehab/Resale	9	9	2	0	\$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	20	9	\$662,384.00	\$12,451,624	Urban Atlantic	Construction
			Total 09-10	17	\$1,526,632.35	\$12,731,624		

1.3 Maintaining the Condition of the Existing Housing Stock (Objective 4)

Greensboro’s commitment to maintaining the condition of the existing housing stock as safe and decent continued during 2009-10. State and federally funded, City administered Housing Rehabilitation Programs provided grants and low interest loans to assist 93 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, Urgent Repair Grant, Single Family Rehabilitation Program and Urgent Repair 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. (See Tab 3 for required *Annual Performance Report of Rehabilitation Activities*.)

In addition to the Housing Rehabilitation Program, Housing Greensboro, a non-profit organization, was contracted with local funds to repair a minimum of 20 homes. A total of 49 homes were repaired. The City of Greensboro contributed \$45,000 of local funds towards the administration of the program.

Table 1.3 Maintaining the Condition of the Existing Housing Stock (Objective 4)

Federal, State and Local Funding for Project Costs	Expenditures	# Units Counted as Complete and Unique	# Unique Jobs Using HUD Lead Funds	# Units made Handicap Accessible
CD Citywide Rehab		1		
CD Emergency Repair		2		
CD Lead Homeowner		14	14	
CD Lead Rental Match		48	48	
CDBG Totals	\$ 384,348.81	65	62	
HOME Citywide Rehab		9		
HOME Totals	\$ 284,102.70	9	1	5
HUD Lead Grant Totals	\$ 1,193,041.17		1	
NCHFA Duke Energy Program	\$ 102,223.00	3	0	
NCHFA Scattered Site-Guilford County	\$ 189,890.00	4	0	
NCHFA Single Family Rehabilitation Program	\$ 259,767.00	9	0	
NCHFA Urgent Repair- NCHFA	\$ 21,984.42	3	0	
Total Project Costs	\$ 2,435,357.10	93	64	5



1603 Randolph Avenue after rehabilitation

1.4 Addressing Housing for Homeless and Special Needs Populations in a Continuum of Care (Objective 2)

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 new Hearth Act Legislation, the lead agency will receive funds to serve as the geographic region's unified funding source and handle administrative duties associated with identifying funding needs, grant application processes, and monitoring of funded agencies. Several non-profit staff may be utilized 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 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.

Annually funded homeless prevention service programs were expended entirely in the amount of \$733,782. The HOME TBRA program was developed by a group of community partners in fiscal year 2009-10 and began implementation in July of 2010. 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 5883 people, who experienced a housing crisis with \$87,714 of local funds.
- Emergency Assistance Homelessness Prevention services benefitted 2400 people with \$109,058 in local funds.
- Emergency and Transitional Shelter Programs benefitted 2,449 people with \$365,107 of local and federal funds. \$83,741 of Emergency Shelter Grant funds were matched with \$91,783 in CDBG funds and \$52,075 in local funds.
- Transitional housing subsidies and housing voucher programs benefitted 104 households with \$65,151 in local funds.

- Homelessness Prevention Rapid Re-housing services benefitted 44 people with \$163,083 in Federal American Recovery and Reinvestment Act funds by providing short and medium term assistance to keep people at risk of homelessness in housing or rapidly re-house homeless people.
- The reported number of people served, 10,880, reflects unduplicated people within each program, but participants may have utilized multiple programs

**Table 1.4 (Objective 2)
Continuum of Care Support of Non-Profit Service Providers**

2009-10 Homelessness Prevention Service Activities Report									
Agency / Program Description	# People (Ex. Low Income)	Program Participant Description	Funds Allocated	Funds Spent	HOME	ESG	CDBG	Nussbaum Housing Partnership	HPRP
Family Service of the Piedmont, Clara's House Emergency Shelter	336	Shelter women who are domestic violence victims and their children	\$24,751	\$24,751		\$0	\$24,751		
Greensboro Urban Ministry, Weaver House Emergency Shelter	1081	Shelter single men and single women	\$35,752	\$35,752		\$0		\$35,752	
Guilford Interfaith Hospitality Network/Paisley House Emergency Shelter	167	Shelter families	\$16,502	\$16,502		\$0	\$16,502		
Salvation Army, Center of Hope Emergency Shelter	360	Shelter families, single women and single men	\$35,752	\$35,752		\$0		\$35,752	
Youth Focus	192	Shelter youth	\$24,751	\$24,751		\$0	\$24,751		
Emergency Shelter Programs TOTAL	2136		\$137,508	\$137,508		\$0	\$66,004	\$71,504	
Jericho House	13	Group transitional housing for men re-entering society from prison	\$8,194	\$8,194		\$0		\$8,194	
Joseph's House	22	Group transitional housing for youth age 18-24	\$43,881	\$43,881		\$0	\$43,881		
Malachi House	161	Group transitional housing for men re-entering society from prison or with dual diagnosis	\$43,881	\$43,881		\$0		\$43,881	
Mary's House	42	Group transitional housing for women recovering from substance abuse and their children under up to age 12	\$43,881	\$43,881		\$39,860	\$4,021		
Room at the Inn of the Triad, Inc., Nussbaum Maternity Home	35	Group transitional housing for women who are pregnant	\$43,881	\$43,881		\$43,881			
Servant Center, Inc., Servant House	40	Group transitional housing for men who are disabled or terminally ill.	\$43,881	\$43,881		\$0	\$43,881		
Transitional Shelter Program TOTAL	313		\$227,599	\$227,599		\$83,741	\$91,783	\$52,075	

Table 1.4 (Objective 2, Continued)

Agency / Program Description	# People (Ex. Low Income)	Program Participant Description	Funds Allocated	Funds Spent	HOME	ESG	CDBG	Nussbaum Housing Partnership	HPRP
Greensboro Housing Coalition		Operation and Administration of HUD approved Housing Counseling and Information Referral Service	\$15,821	\$15,821		\$0		\$15,821	
Greensboro Housing Coalition/Housing Hotline	5883	Housing Counseling and Information Referral Services	\$71,893	\$71,893		\$0		\$71,893	
Housing Counseling & Information Referral Programs TOTAL	5883		\$87,714	\$87,714		\$0		\$87,714	
Greensboro Urban Ministry, Emergency Financial Assistance Program	1133	Assist tenants at risk of homelessness with housing costs	\$51,257	\$51,257		\$0		\$51,257	
Mary's House, Emergency Financial Assistance Program	238	Assist tenants at risk of homelessness with housing costs	\$6,544	\$6,544		\$0		\$6,544	
Salvation Army, Emergency Financial Assistance Program	1029	Assist tenants at risk of homelessness with housing costs	\$51,257	\$51,257		\$0		\$51,257	
Emergency Financial Assistance Programs TOTAL	2400		\$109,058	\$109,058		\$0	\$0	\$109,058	
Greensboro Urban Ministry, Partnership Village	94	Transitional housing for formerly homeless people	\$8,820	\$8,820		\$0			
Greensboro Housing Authority/Housing Vouchers Administration	10	10 vouchers for chronically homeless who are not yet eligible for other voucher sources	\$15,000	\$56,331		\$0		\$6,000	
Greensboro Housing Authority HOME TBRA Voucher	0	Assists homeless or formerly homeless while they pursue job training or education	\$216,000	\$0				\$0	
Housing Voucher TOTAL	104		\$239,820	\$65,151	\$0	\$0			
Family Service of the Piedmont/HPRP		Housing Stabilization Services	\$0	\$0		\$0			
Greensboro Housing Coalition/HPRP	44	Housing Stabilization and Financial Assistance Services	\$0	\$0		\$0			
Homelessness Prevention Rapid Re-housing TOTAL	44		\$163,083	\$163,083		\$0			\$163,083
Total for FY 2009-10	10,880		\$964,782	\$790,113	\$0	\$83,741	\$157,787	\$320,351	\$163,083

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



Greensboro Urban Ministry provides food, clothing, shelter and emergency financial assistance



Mary's House provides transitional housing to mothers recovering from substance abuse and their dependent children



The Servant Center provides hope and services to enable vulnerable, homeless and/or disabled people to be independent members of the community.

1.5 Other Actions

a) Meeting Under-Served Needs

During fiscal year 2009-10 local refugee resettlement agencies sought assistance from the Housing and Community Development Department on behalf of immigrants they found to be facing discrimination or other barriers to housing. To address these underserved needs, the Human Relations Department is participating in a community-wide effort including congregations, resettlement agencies, and governments to develop supports and solutions that will help refugees and immigrants access housing and other needed services.

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 a 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 2009-10, the Greensboro Department of Housing and Community Development, the Greensboro Planning Department, and the part of the Engineering Department's Division that is responsible for Local Ordinance Enforcement 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 are also anticipated as a result of the consolidation.

Ten Year Plan and Continuum of Care Consolidation

The Homelessness Prevention Coalition of Guilford County and Partners Ending Homelessness, Inc. planned and implemented a merger of the organizations that took effect on July 1 of 2010, complete with new bylaws and a new board. The organization, based at the offices of the United Way of Greater Greensboro, has several paid full time staff who plan to administer the Continuum of Care Grant processes, serve as the geographic area's Unified Funding Agency, raise funds, establish funding needs and priorities, and provide advocacy and awareness on behalf of the homeless population. The merger is expected to reduce duplication and increase coordination of efforts that were previously handled independently within each organization.

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) was established 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.

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

has continued to fund 10 housing vouchers for chronically homeless with a high level of barriers to housing in the hopes that the people supported will be able to transition to alternative public housing vouchers over time. A lack of sustained committed funding for the case management of people using these vouchers could impact this program's longevity.

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 Executive Director 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 the Greensboro Housing Authority (GHA) has played a key role in providing affordable housing options for low and moderate-income citizens of Greensboro, North Carolina. GHA currently manages 2,344 public housing units in 19 different communities scattered throughout the city.

Public Housing Improvements

GHA works to continually maintain and improve its public housing communities.

- **Hampton Homes:** The second phase of Hampton Homes has undergone a renovation and modernization project that was completed in May of 2010. The project included the demolition of four buildings, the conversion of 14 five-bedroom units to 14 two-bedroom and 14 one-bedroom units, and the addition of a newly-constructed maintenance building. The Hampton Homes site improvements include re-designed exterior facades and interior improvements. Interior renovations include the replacement of tile floors on the first level; refinishing hardwood floors on the upper level; the installation of double thermo-pane windows, double stainless-steel sinks and oak cabinetry; the expansion of a laundry room; a sitting room in the master bedroom and the addition of washer/dryer connections and central air conditioning. The exterior renovations include porches. Hardy siding, security screens and extensive landscaping.
- **Claremont Courts:** One large project at Claremont Courts was the installation of a new roof. The old rubber roof was requiring frequent repairs and needed replacing. A new 10-year Carlisle rubber roofing system with new flashing, new vents and repaired wooden decking was installed. Another project at Claremont Courts was the addition of a concrete pad at the community building shop area

for parking maintenance vehicles.

- Ray Warren: Installed fenced in parking lot for maintenance vehicles.
- Lakespring: Repave the parking lot at Lakespring replaced all the wooden mechanical and storage doors with metal doors at this community.
- Woodland Village: Repave the parking lot and install a dumpster pad at Woodland Village. In addition to these upgrades, all rear wooden steps have been replaced with metal steps and pipe handrails. Privacy fences were also installed which added to the landscape in this community and installed A/C condenser guards.
- Smith Homes: A substantial number of sidewalks were repaired or replaced and all of the T-111 siding was replaced that was located behind the electrical meters.
- Baylor Court: The sidewalks were repaired or replaced.
- Laurel Oaks: All bi-fold bedroom closet and laundry room doors were removed and replaced with conventional doors. In addition, sidewalks were repaired or replaced.
- Abby Court: GHA also installed A/C condenser guards at this community and exterior window security screens were installed.
- Hickory Trails: All of the metal handrails and guardrails were repaired, replaced and painted.
- Gateway Plaza: Replaced all fire alarms and smoke sensors equipment and all the blinds at were removed and replaced with new horizontal blinds and replaced window screens.
- Hall Towers: Replaced all fire alarms and smoke sensors equipment, replaced mechanical and storage room doors and the patio concrete slabs.

Neighborhood Stabilization Program:

At the end of 2009, GHA purchased 14 condominiums which is now our Foxworth Community. Funding for this project came from the Neighborhood Stabilization Program and other GHA funds. Two additional three-story, twelve unit buildings are under construction. Other site improvements are also being made such as utilities, grading, and a new retaining wall. Finally, GHA purchased six additional condominium units from Foxworth homeowners.

American Recovery and Investment Act E/D Competitive Grant

Modifications for three units and the construction of a new community building are underway at the Stoneridge Community. These additions are being made possible through funding by the Elderly/Disabled American Recovery and Reinvestment Act. The Stoneridge Community is designated for elderly and disabled residents. New chair lifts have recently been installed for easier access to upper levels. Roofs have been replaced. The kitchen and bathroom tiles have been replaced. Other site improvements for Stoneridge include the replacement of a retaining wall, repaving of the parking lot, the addition of two dumpster pads with screen walls, electrical upgrades, a new alarm system, new ranges and refrigerators, and new furnishings.

American Recovery and Reinvestment Act Capital Funds

Greensboro Housing Authority was awarded \$5.5 million dollars in stimulus funds from the American Recovery and Reinvestment Act (ARRA) which will be utilized in the modernization of Claremont Courts and the Claremont Courts community building.

Resident Initiatives

- During the 2009-10 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.
- The ROSS Neighborhood Networks (NN) program provides computer training, job training, GED classes and computer access. The FSS program currently has 122 participants who are actively pursuing the goals of their Individual Training and Service Plan. Eleven clients completed Goodwill's Employment works program, three completed Warehouse Distribution job training, 12 enrolled in degree programs, 12 completed CNA training, 12 enrolled in GED classes among other accomplishments. There are 86 FSS clients who have listed homeownership as a goal, and 48 have established a positive escrow balance. As a result seven program participating families have purchase their own home. The NN program has assisted its clients by helping 80 complete the "Office Technology Basic Skills" training, 74 are enrolled in the GED program with 12 currently attending GED classes, 36 completed job readiness training, 22 completed homework assistance and 11 participated in the summer reading program.
- GHA partners with the Greensboro Police Department and GHA residents in the Police Neighborhood Resource Center (PNRC) program to reduce crime in the communities. GHA's four largest public housing communities and one of its elderly communities contain PNRCs, and each PNRC is staffed by a manager and two police officers.
- There are several GHA programs available to serve the youth in the communities. Operation Smart Choices is an anti-substance abuse and anti-gang health initiative in which youth express themselves through writing, directing, producing and performing in their play. Funded by the Governor's Crime Commission, the program currently has 24 youth enrolled from a variety of GHA public housing communities and from the Housing Choice Voucher Program. GHA youth also participate in the drug-free PHASAC Basketball League, Boy Scouts and Girl Scouts, and in Salvation Army Boys and Girls

Clubs, summer lunch program, 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 2,963 vouchers assisting 6,701 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 1,475 disabled clients, 525 elderly clients, and 178 homeless adults and children through a variety of special programs.

GHA offers many programs to its HCV clients:

- The Family Self-Sufficiency program 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 over 40 families have purchased homes.
- The "Welcome Home" Homeownership program 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 93 families have purchased homes.
- The Housing Opportunities Supportive Housing program serves homeless, disabled families by providing housing and supportive services including counseling, case management, life skills, and parenting skills training. Thirty-one adults and 26 children are currently participating in this program.
- 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. There are currently 30 families receiving assistance under this program.
- The Shelter Plus Care program provides assistance to homeless persons with disabilities through a combination of programs, including the following:
 - The Home at Last program serves 28 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, counseling, case management, and parenting skills training are provided.

- Supportive services are also provided to the children of participants. Thirty-one women and 50 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. It was developed from Guilford County's Ten-Year Plan, and is crafted around strengthening the traditional housing and services while adding complementary elements, including Housing First and other permanent housing with varying levels of supportive services. Currently, three 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 while the VA provides case management and supportive services to promote and maintain recovery while residing in permanent housing. Currently, 28 homeless veterans are participating in the program.
 - 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 also for youth aging out of foster homes. GHA will partner with DSS and Joseph's House who will certify families and youth that meet the criteria. GHA was recently awarded 100 FUP vouchers.

f) Lead-Based Paint Hazard Reduction

The City of Greensboro continued lead remediation through its third Lead Hazard Control Grant during fiscal year 2009-10. The grant runs through October 2010 with implementation concluding 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 2009 through June 2010, lead remediation was completed on 62 housing units. (HUD lead funded units completed during the fiscal year are defined as all unit-related funds expended during the reporting period). HCD 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. HCD and Internal Audit staff produce close to 100 programmatic and financial review reports annually along with approximately 50 site visits.

During fiscal year 2009-10, HCD 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 2009-10 CAPER during its regular meeting on September 16, 2010. Notice of the hearing appeared in the September 6th edition of the *News and Record*, and in the local weekly paper, the *Carolina Peacemaker*. City staff presented an overview of program performance and addressed questions from board members. Members of the public were invited to comment on the CAPER. No speakers commented.

1.9 Self Evaluation

Greensboro's Dept. of Housing 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 apprises 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 award of many new 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 '10-11. Two additional development projects funded were 1) Village Crossing – a 20 unit multi-family project which will be rehabilitated and will include 9 units for permanent supportive housing, and 2) renovation funding for a day center for the homeless.



Rankin King Farm Apartments– Completed in fiscal year 2009-10. In proximity to the earlier Rankin School Place development, Rankin King Farm consists of 10 2-bedroom and 34 1-bedroom units of elderly/disabled housing. The City utilized \$635,000 in HOME funds for this project.

Churchview Farm Apartments - Under construction in fiscal year 2009-10. Located at the southern end of the Glenwood neighborhood, Churchview Farm will consist of 8 2-bedroom and 60 one bedroom units of elderly/disabled housing. The City has committed \$888,284 in HOME funds to this project.

Both Rankin King Farm and Churchview Farm had waiting lists for units still under development, indicating a strong continued interest in elderly units.

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. A new initiative in 2009 focused on neighborhood building in the areas where Habitat has a significant presence. Habitat also was awarded \$2,000,000 in Neighborhood Stabilization Program funds for the acquisition of foreclosed, vacant or abandoned units for Habitat homeownership programs.

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. Greensboro continued to meet all goals and objectives for the Lead-Safe Housing Program.

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 2009-10.

In spite of the economic down-turn, families continued to pursue and achieve the dream of homeownership. With financial assistance through the homeownership program, 29 families received assistance. Of this number 26 were single or single parent-headed households with median incomes ranging as follows: 8 within the 30%-50% Median; 9 in the 50%-60% Median and 12 in 60%-80% Median. The 29 minority households ranged in age from 25 up to 65. Fifteen of these households were referred from other non-profit housing agencies in the City.

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 2009-10. Progress made on proposed goals is on track with the Consolidated Plan.

Homeless and Special Needs

Implementation of the 10 Year Plan to End Chronic Homelessness continues with currently housed chronically homeless and mentally ill individuals being maintained in stable permanent supportive housing.

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

A new HOME Tenant Based Rental Assistance Program was developed 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 launched in July of 2010).

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



Ten Year Plan to End Chronic Homelessness

HUD approved a county-wide 2009 Continuum of Care grant in the amount of \$1,441,074 for 10 agencies with renewal grants listed for the following agencies:

NC-504 - Greensboro/High Point CoC					
Applicant Name	Project Name	Program	Component	Grant Term	Award Amount
Alcohol and Drug Services of Guilford, Inc.	Project Home Front	SHP	SSO	1 Year	\$34,996
Family Service of the Piedmont, Inc.	Clara House - Case Management	SHP	TH	1 Year	\$35,942
Family Service of the Piedmont, Inc.	Clara House/Carpenter House Outreach/Case Management	SHP	TH	1 Year	\$34,276
Greensboro Housing Authority	Home at Last	S+C	TRA	1 Year	\$121,548
Greensboro Housing Authority	Housing Opportunities	SHP	PH	1 Year	\$477,369
Greensboro Housing Authority	Mary's Homes	S+C	TRA	1 Year	\$316,152
Greensboro Urban Ministry	Partnership Village I	SHP	TH	1 Year	\$31,920
Greensboro Urban Ministry	Partnership Village II	SHP	TH	1 Year	\$27,930
Joseph's House, Inc.	Joseph's House Young Adult Independent Living Program	SHP	PH	1 Year	\$43,730
Mary's House, Inc.	Mary's House	SHP	TH	1 Year	\$135,982
Open Door Ministries of High Point, Inc.	Arthur Cassell Memorial Transitional Housing Program	SHP	TH	1 Year	\$48,919
Open Door Ministries of High Point, Inc.	HMIS - High Point	SHP	HMIS	1 Year	\$13,750
The Salvation Army, A Georgia Corporation for the Salvation	Case Management/ After Care	SHP	TH	1 Year	\$19,274
The Servant Center, Inc.	Servant House	SHP	TH	1 Year	\$47,586
Youth Focus Inc.	Youth Focus Transitional Living Program	SHP	TH	1 Year	\$51,700
Total:					\$1,441,074

A bonus of over \$100,000 was awarded to High Point agencies, Open Door Ministries and Mary's Homes 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 City continues to provide limited technical support to the Guilford Congregational Assistance Network of Guilford County 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. The

centralized portal can help people seeking assistance by reducing visits to agencies or congregations to assemble assistance funding from multiple sources.

Greensboro is partnering with Guilford County to fund the renovation of a Homeless Day Center building, donated to the Community Foundation of Greater Greensboro. The Center, currently located in an auxiliary building of a church, provides a place where homeless people can access a variety of services from job searching to laundry and shower facilities. Guilford County committed \$275,000 to help fund renovation costs.

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.

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. Sixteen single family homes have been sold and another ten are under construction in this phase. One additional homebuilder has been added, so two builders continue to work on single family housing. 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. Phases of this project were underway during the 2009-10 year.

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 is planned for 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 underway, with six units built and occupied. Construction on the second string of units is substantially complete. The Redevelopment Commission conveyed three lots in this community to Youth Focus for development of a maternity home for teenage mothers and their children.

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 2009-10. 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 continues to work on predevelopment for the **Bessemer Shopping Center** in northeast Greensboro. Construction of a new branch library on the frontage property is scheduled to be completed in summer 2010. During 2010-11 the City will solicit development proposals for the renovation of the existing building and possible construction of new affordable housing units on the site.

On February 1, 1960, four freshmen attending North Carolina A&T State University launched the sit-in movement that was a major component of the United State's civil rights movement of the early 1960s. To commemorate their actions, the **International Civil Rights Center & Museum** has been established on the very site of that original sit-in. In 2007, City Council approved a funding commitment of \$750,000 for eligible construction work on the Museum to be paid out over three years from CDBG entitlement funds. The first expenditure of funds was made in August of 2009. All funds were expended in 2009-10 with the Center and Museum opening in February, 2010.

2. CDBG Narratives

2.1 Progress towards Expenditure and Accomplishment Goals

Greensboro continued in 2009-10 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 6/30/10:

	Budget	Total Expended - Prior years	09-10 Expense	Total Expended All Years	Balance
Total 03-04	3,156,580	2,985,244	46,748	3,031,992	124,588
Total 04-05	2,812,713	2,593,630	499	2,594,129	218,584
Total 05-06	2,882,132	2,870,542	7,069	2,877,611	4,521
Total 06-07	2,233,072	2,035,765	23,282	2,059,048	174,024
Total 07-08	2,829,182	2,500,810	118,332	2,619,142	210,040
Total 08-09	2,541,837	1,707,903	468,066	2,175,969	365,868
Total 09-10	<u>2,029,223</u>	<u>0</u>	<u>1,691,764</u>	<u>1,691,764</u>	<u>337,459</u>
Total	18,484,739	14,693,895	2,355,760	17,049,655	1,435,084

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 and the International Civil Rights Center and Museum.

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.

The number of low and moderate income homeowners who were provided comprehensive rehabilitation assistance increased from the prior year. Additional work continued in other programs, including Emergency Repair, Urgent 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

Completion of the renovation and restoration of the **International Civil Rights Museum and Center** topped CDBG accomplishments in fiscal year 2009-10. The Woolworth's building, listed in the national register historic district, was preserved for adaptive re-use as a museum for educational and cultural enrichment purposes. The building was in severe disrepair at the onset of the project and following completion of the project, slum and blight at the site were eliminated. The exterior of the building was restored according to the Secretary of the Interior's standards for rehabilitation. The façade of the building and some interior elements like the lunch counter where the sit-in event occurred were preserved in the original 1960 condition. The project utilized a total of \$750,000 in CDBG funds to renovate the building and revitalize downtown Greensboro. Other benefits realized include the creation of a cultural attraction in the downtown area that has created jobs at the museum and stimulated other businesses through consumers who visit the museum.

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 FY09/10. 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 FY09/10.

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 essentially complete and developer selection is planned for early 2010-11. The redevelopment plan calls for mixed-use development on the site and the current schedule projects completion 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

CDBG Program income earned during the year totaled \$431,188, 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 93 units, 65 of which utilized CDBG Funds.

The database system that was implemented in 2007-08 continues to be used as a rehabilitation work management and reporting tool for all rehabilitation projects. Upgrades will be pursued in 2010-11.

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 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 2009-2010

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 2005-2009 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

Rental housing development (44%) led HOME Program Consortium expenditures, followed by single-family homeownership development (32%) and Owner-occupied housing rehabilitation (17%). **Burlington's** HOME expenditures were all concentrated in owner-occupied rehabilitation activities (100%). **Greensboro** spent its HOME funds on a mix of rental development (51%), single family homeownership activities (23%) and housing rehabilitation (19%).

HOME Housing Rehabilitation projects expended \$284,102 to complete 9 projects. Lead Grant funds for lead remediation were utilized on one project and 5 projects were made handicap accessible.

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 FY09/10 there was no reported or reimbursed homebuyer activity utilizing HOME Program funds in High Point using Greensboro Consortium HOME funds.

On July 1, 2011 any remaining unexpended FY 2004 funds will have exceeded 7 years from becoming available or 2556 days with no activity. This fails to meet the 2 years to commit and 5 years to expend (7 years to do both) HOME requirement and is detrimental to the Greensboro PJ which is still responsible for High Point inactivity and can be penalized by that inactivity.

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 HCD staff according to 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 FY2007-08. All HOME program income is allocated for additional HOME eligible activities as part of the Consortium's annual planning process.

4. HOPWA

Due to changes in the regional Metropolitan Statistical Area definitions, the Greensboro HOPWA EMSA no longer qualifies as a direct recipient of HOPWA funding. The HOPWA grants were closed out in FY 2006-07. Program activities are now funded through the NC State HOPWA program. 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.

5. Emergency Shelter Grant

Mary's House and Room at the Inn of the Triad received \$39,860 and \$43,881 respectively in Emergency Shelter Grant Funds. Both agencies fulfilled multiple Consolidated Plan strategies and objectives.

The ESG grants, when combined with other Federal and private funding, helped the organizations provide a year's worth of shelter and supportive services for a total of 49 residents and their children.

Distribution of ESG Expenditures by Activity

Tab 5 contains contract distribution and forms from automated Excel workbooks, created by City staff. The workbooks are collected from agencies on a monthly basis to indicate services provided and to requisition funds. As agencies continue to increase their capacity with the Homeless Information Management System, the City will adopt the goal of receiving HMIS Reports in lieu of the City's automated reports.

Matching Resources

Agencies receiving ESG funds through the City of Greensboro reported additional funds of \$885,613 to match their \$83,401 ESG awards.

Agency's Shelter Programs	ESG Funds	Other Federal Funds	State/Local Funds	Private Funds	Other Funding Sources	Total Matching Funds
Mary's House	\$43,881	\$135,982	\$41,841	\$195,852	\$0	\$373,675
Room at the Inn	\$43,881	\$0	\$316,757	\$155,820	\$35,000	\$507,577

Leveraging Resources

Funds leveraged by the City's ESG Entitlement grant leveraged approximately \$10 in other funds to \$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.

Room at the Inn served 16 households accompanied by children and 16 single households. Mary's House served 17 households, all of which were accompanied by children.

Each agency's Emergency Shelter Grant Report Service and Requisition Reports reflect expenditure by activity and program participants served. Data was collected on a monthly basis through automated excel workbooks that totaled cumulative data. (See Tab 5 for ESG Reports).

CAPER CONTACT INFORMATION

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