

2018-2019

City of Greensboro  
Annual Plan:  
Planning for a Resilient Community



City of Greensboro  
Neighborhood Development  
Department  
May 2018

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## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The City of Greensboro (City) receives an annual formula allocation of grant funds from the U.S. Department of Housing and Urban Development (HUD). The City serves as the lead entity for the Greensboro HOME Consortium, which includes Guilford County, Alamance County and the City of Burlington. To receive the funds, the City is required to develop a five-year Consolidated Plan that identifies community development priorities and multi-year goals through an assessment of affordable housing and economic development needs, an analysis of housing and economic market conditions, and available resources. The Consolidated Plan is carried out through Annual Action Plans, which summarize the specific actions, activities, and financial resources that will be used each year to address the priority needs and goals identified in the Consolidated Plan. The four grant programs guided by these regulations are:

Community Development Block Grant (CDBG): CDBG funds are used to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities primarily for low- and moderate-income persons.

HOME Investment Partnerships (HOME): HOME funds are used for a wide range of activities including acquiring, developing, and/or rehabilitating affordable housing for rent or homeownership.

Emergency Solutions Grant (ESG): ESG funds are used to engage persons and families experiencing homelessness; improve the number and quality of emergency shelters for persons experiencing homelessness; help operate shelters; provide essential services to shelter residents; rapidly re-house persons and families experiencing homelessness; and prevent families and individuals from becoming homeless.

Housing Opportunities for Persons with AIDS (HOPWA): HOPWA funds provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.

The FY2018-19 Action Plan represents the fourth year of the City's 2015-2019 Consolidated Plan, approved by HUD in July 2015, and proposes programs and services anticipated to be funded during the City's 2018 fiscal year, July 1, 2018-June 30, 2019.

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

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The FY2018-19 Action Plan outlines the various activities the City proposes to carry out to achieve the federal program objectives required by HUD: provide decent and affordable housing; establish and maintain a suitable living environment; and expand economic opportunities. These objectives are combined with three performance outcome categories: availability/accessibility; affordability; and sustainability. The City will undertake the following activities in during Fiscal Year 2018-19 to achieve these objectives and outcomes:

Based on both the quantitative and qualitative data analyzed and presented in the market analysis and needs assessment of the 2015-19 Consolidated Plan, Greensboro and Guilford County established three goal areas for the 2015-19 period:

### Increase the Supply of Decent and Affordable Housing

The City will promote affordable housing for low- and moderate income residents through:

- Construction of multi-family properties
- Housing counseling and homebuyer education programs
- Homeownership programs

### Promote a Suitable Living Environment

The City will make suitable living environments more available, accessible and sustainable for low- and moderate income residents through:

- Rehabilitation of multi- and single-family properties
- Shelter and supportive services for the homeless
- Tenant-based rental assistance and supportive services for persons with HIV/AIDS.

### Expand economic opportunities

The City will promote economic opportunities for low- and moderate- income residents through:

- Revitalization of active redevelopment areas

Greensboro and Guilford County will direct resources as appropriate to accomplish these goals from the 2018-2019 Annual Action Plan and will measure progress toward them. The goals and performance outcomes have been developed based on the resources reasonably expected to be available for achieving them. Analysis and evaluation of performance data will be used to drive improvements in implementation. All Goals, Strategies, and Performance Outcomes are based on a one-year time frame that begins July 1, 2018 and ends June 30, 2019 for FY 2018 through 2019.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As required by HUD, the City submits a Consolidated Annual Performance and Evaluation Report (CAPER) in September of each year. The report details funding expenditures for a given program year and compares actual performance outcomes to those proposed in the Action Plan. A detailed summary of past performance can be found in the program year 2017 Consolidated Annual Performance Evaluation Report (CAPER).

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Each year, the City prepares an annual budget and sets forth a plan to utilize the resources over the course of the following fiscal year. The City holds two hearings for the public to provide on the proposed use of CDBG, HOME, ESG, and HOPWA funds. For development of the action plan, the first of two public hearings is convened for public comments at the March meeting of the Planning Board. The first public comment period was March 6 –March 21, 2018. Once HUD announced award allocations, a final action plan was prepared for City Council approval for submission to HUD. A second public comment period was held May 17 – June 19, 2018. The second of two public hearings is convened at submitted for City Council approval for submission to HUD. Residents are invited to provide their feedback at public hearings and during a public comment period. The City uses input from citizens and its elected boards to

determine housing and community development needs, set priorities, and develop strategies and actions to address those needs. The attachment in the AD-26 captures the outcomes.

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

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary will be provided with the final Annual Action Plan.

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

The Citizen Participation summary will be attached to the final Annual Action Plan.

## **7. Summary**

The City's 2018 Action plan identifies the housing and community development needs of predominantly low-income communities of Greensboro. The objective is to target available resources to meet the identified needs in order to revitalize neighborhoods and improve the quality of life for Greensboro residents.

The Action Plan provides a vision for community development and housing actions with the primary goals of providing affordable housing and public services, revitalizing neighborhoods, supporting homeless and special needs populations, eliminating slum and blight, and expanding economic development opportunities.

The Action Plan also identifies funding for projects that address Greensboro's most critical needs. The table below lists the amount of entitlement grant funding awarded by HUD for Fiscal Year 2018-19.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

**Table 1 – Responsible Agencies**

**Narrative**

The City of Greensboro is responsible for the administration of the CDBG, HOPWA, HOME, and ESG programs and funding sources. To help facilitate services to Greensboro residents, the City of Greensboro collaborates with other agencies to administer portions of the homelessness prevention and HOPWA grants.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Consultation with key stakeholders is a critical component in the development of the Annual Action Plan. Consultation allows for the identification and prioritization of community needs, development of strategies, and coordination of subsequent action plans. This process also allows for the sharing of information regarding community resources and promotes coordination.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Greensboro plans to facilitate community housing events focused on fair housing practices. Activities include community pop-up events to answer fair housing and landlord tenant questions; large scale community housing education and outreach events; guest speakers/panel discussions at community sponsored lunch events; community service provider events targeting aid to seniors and veterans with health, housing, and other life needs; and fair housing trainings for housing providers in Greensboro and the region.

Coordination between public and assisted housing providers and health service agencies occurred through public meetings held by planning organizations and local governing bodies. This opened communication regarding affordable housing in Greensboro and how public and private agencies and concerned citizens can help to increase the affordable housing stock.

Once the Guilford County Continuum of Care (CoC) and the CoC Board has identified a coordinated entry lead agency, the coordinated entry system will be paired with Housing First practices. The CoC has designed the coordinated entry system to promote fair and equal access and to quickly identify, assess, refer, and connect individuals and families with housing and homeless assistance.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Guilford County Continuum of Care (CoC) is the planning body in Guilford County, North Carolina that coordinates the community's policies, strategies, and activities toward ending homelessness of the chronically homeless; homeless individuals and families; families with children; veterans; unaccompanied youth; and persons at risk of homelessness. The Guilford CoC offers homeless services of emergency shelter, rapid rehousing, permanent supportive housing, and transitional housing to the aforementioned persons.



The CoC's work includes gathering and analyzing information in order to determine the local needs of people experiencing homelessness, implementing strategic responses, educating the community on homeless issues, providing advice and input on operations of homeless services, and measuring CoC performance to ensure the orderly, transparent operations of the CoC governance structure. The Guilford CoC also carries out the responsibilities of the CoC such as operating the CoC, designating an HMIS Lead, designating a coordinated entry lead agent, and designating an entity as a collaborative applicant to prepare and oversee an application for federal funding. The governance structure consist of two main bodies, the full CoC membership and the CoC Board.

The City of Greensboro is collaborating with the CoC in the application and funding processes for the jurisdiction's homelessness grants. The Guilford County CoC Board of Directors is an independent board, elected by the CoC to provide oversight and governance of the CoC to represent the geographic, programmatic, and cultural diversity of the continuum. Through this collaboration, the priority needs of the community will be addressed.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Greensboro is collaborating with Partners Ending Homelessness and the CoC in the application and funding process for the ESG grant allocations. The City of Greensboro's funds will be administered by Partners Ending Homelessness. The City of Greensboro will continue to address public service needs in homelessness prevention by allocating the entire ESG grant to homelessness prevention services, and by supplementing the ESG funds with a CDBG allocation and funding from the local Nussbaum Housing Partnership Fund. The City of Greensboro is fortunate to be able to supplement HUD dollars with local funds.

The housing authority administers rental assistance by providing Section 8 vouchers to participants. As program participants become stabilized, Greensboro Housing Authority (GHA) attempts to move them from receiving vouchers through the Shelter Plus Care Program to regular Section 8 housing choice

**2. Agencies, groups, organizations and others who participated in the process and consultations**

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

1	<b>Agency/Group/Organization</b>	Greensboro Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-homeless Services-Health Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with the Greensboro Housing Authority to identify and prioritize community needs to develop strategies and action plans, identify community resources, and to promote the coordination of resources.
2	<b>Agency/Group/Organization</b>	Partners Ending Homelessness
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Partners Ending Homelessness was consulted through City dialogue to provide perspectives regarding priority needs in the community; provide feedback on analysis and interpretation of data about housing, employment, socio-economic, transportation and other conditions and trends. They also assisted in setting goals for addressing identified community needs.
3	<b>Agency/Group/Organization</b>	Greensboro Planning Board
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Recommending body for adoption and comments to the Annual Plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Greensboro Planning Board held the initial public hearing for the Annual Plan and was asked to provide feedback or ask questions regarding any section of the Annual Plan for the benefit of the public forum before the final draft is taken to City Council.

4	<b>Agency/Group/Organization</b>	Guilford County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Service-Fair Housing Services - Victims Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consulted with the Greensboro Housing Authority to identify and prioritize community needs to develop strategies and action plans, identify community resources, and to promote the coordination of resources.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments/Assessment of Fair Housing	Regional Plan - City of Greensboro, City Burlington, City of High Point, & Surry County Consortium	This 2014 regional analysis of impediments and fair housing assessment identifies regional and City goals related to housing investments.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

The consultation process satisfies the requirements of 24 CFR 91.105. The City uses input from citizens and its community development partners to determine housing and community development needs, set priorities, and develop strategies and actions to address those needs.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

Residents are invited to provide feedback at public hearings and during the public comment period. The following table captures the outcomes to date. The City uses input from citizens and its elected boards to determine housing and community development needs, set priorities, and develop strategies and actions to address those needs.

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

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	No responses or attendees recorded.	No responses or attendees recorded.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	No responses or attendees recorded.	No responses or attendees recorded.		

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,161,061	150,000	2,288,120	4,599,181	2,122,442	CDBG funds will be used for housing rehabilitation, homelessness prevention, homebuyer education, fair housing activities, Section 108 loan repayment and program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,210,355	100,000	2,678,573	3,988,928	1,310,355	HOME funds will be used to develop affordable housing for low-income families, including new construction & rehabilitation of single- and multi-family units.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	419,625	0	370,437	790,062	419,625	HOPWA funds will be used for tenant-based rental assistance (TBRA) and supportive services to promote a stable and healthy living environment for persons with HIV/AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	177,564	0	62,315	239,879	177,564	ESG funds will be used to support shelter operations and rapid re-housing services for homeless individuals and families.

Table 2 - Expected Resources – Priority Table

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

The federal funds will leverage local resources including the City of Greensboro's local housing bonds, Nussbaum Affordable Housing Partnership funds, bank funds and grants. Additional funds will be leveraged from state sources (including the Low Income Housing Tax Credit and Supportive Housing Development programs), private and eligible public investment sources (such as bank or other program loans), and grant or equity contributions. Matching funds will come from in-kind donations, volunteer labor and grant sources. The ESG match requirements are certified by Partners Ending Homelessness (PEH), homelessness prevention subrecipient, and/or the sub-agencies with an equal amount of other federal, state, or local resources (cash and non-cash) in accordance with the revised match requirements at 24 CFR 576.201. PEH keeps records of the source and use of contributions made to satisfy the matching requirement.

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

The City, Redevelopment Commission, and Housing Development Partnership together control 230 parcels consisting of 39.75 acres distributed through the geographic target areas. These properties are available for disposition and use in addressing the needs identified in the 2018-2019 Annual Plan.

**Discussion**

The anticipated resources reflect current expectations for both funding and programmatic focus for the next fiscal year.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the Supply of Decent Affordable Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Consortium Area	Housing Affordability & Access	CDBG: \$550,712 HOME: \$1,310,357	Rental units constructed: 30 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 36 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Promote a Suitable Living Environment	2015	2019	Non-Housing Community Development Spatial deconcentration of low and moderate income families and members of disadvantaged minorities.	HOPWA EMSA	Homelessness Services Quality Living Environments	CDBG: \$1,360,349 HOPWA: \$419,625 ESG: \$177,564	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Homeowner Housing Rehabilitated: 6 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 130 Households Assisted Homeless Person Overnight Shelter: 1662 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Expand Economic Opportunities	2015	2019	Affordable Housing Non-Housing Community Development More equitable access to employment, capital, credit, and wealth building	South Elm Ole Asheboro Willow Oaks	Job Growth & Access	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Facade treatment/business building rehabilitation: 4 Business Direct Financial Assistance to Homebuyers: 10 Households Assisted Jobs created/retained: 10 Jobs Businesses assisted: 1 Businesses Assisted Other: 3 Other

**Table 3 – Goals Summary**



## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Increase the Supply of Decent Affordable Housing
	<b>Goal Description</b>	This year, a total of \$1,861,069 in CDBG and HOME funds will be invested in affordable housing development and homeownership activities.
<b>2</b>	<b>Goal Name</b>	Promote a Suitable Living Environment
	<b>Goal Description</b>	This year, a total of \$1,957,538 in CDBG, ESG and HOPWA funds will be invested in activities that support a suitable living environment.
<b>3</b>	<b>Goal Name</b>	Expand Economic Opportunities
	<b>Goal Description</b>	This year, a total of \$400,000 in CDBG funds will be used to expand economic opportunities in the City's active redevelopment areas.

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

### Introduction

Following is a list of individual projects recommended for FY 2018-2019 funding. This serves as the activity descriptions for the Annual Plan and illustrates the relationship of funding and activities to the 2015-2019 Consolidated Plan.

#	Project Name
1	FY 18/19 - Greensboro Administration
2	FY 18/19 - Fair Housing
3	FY 18/19 - Housing Development RFP
4	FY 18/19 - Redevelopment/Economic Development
5	FY 18/19 - Housing Rehabilitation
6	FY 18/19 - Burlington and Alamance Consortium Activities
7	FY 18/19 - Guilford County Consortium Activities
8	FY 18/19 - Section 108 Loan Commitments
9	FY 18/19 - Homelessness Prevention
10	FY 18/19 - HOPWA Grant
11	FY 18/19 - Homebuyer Counseling and Education

**Table 4 – Project Information**

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

Priority projects are consistent with the Consolidated Plan goals of promoting a suitable living environment, increasing the supply of decent affordable housing, and expanding economic opportunities. Allocations are invested geographically as a result of redevelopment plan findings. The majority of investments are allocated geographically to remove substandard buildings and to encourage rehabilitation of public infrastructure and private property in order to revitalize low income areas.

# AP-38 Project Summary

## Project Summary Information

<b>1</b>	<b>Project Name</b>	FY 18/19 - Greensboro Administration
	<b>Target Area</b>	South Elm Ole Asheboro Willow Oaks Consortium Area HOPWA EMSA
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment Expand Economic Opportunities
	<b>Needs Addressed</b>	Housing Affordability & Access Job Growth & Access Quality Living Environments Homelessness Services
	<b>Funding</b>	CDBG: \$432,212 HOME: \$121,037
	<b>Description</b>	Administration and planning to operate the CDBG, HOME, ESG, and HOPWA programs.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration and planning to operate the CDBG, HOME, ESG, and HOPWA programs.
<b>2</b>	<b>Project Name</b>	FY 18/19 - Fair Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	CDBG: \$18,500

	<b>Description</b>	Fair housing activities.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Fair housing activities conducted by the City of Greensboro Department of Human Relations.
<b>3</b>	<b>Project Name</b>	FY 18/19 - Housing Development RFP
	<b>Target Area</b>	Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment Expand Economic Opportunities
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	HOME: \$1,189,320
	<b>Description</b>	Multi-family housing development.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Housing development for decent housing and affordability.
<b>4</b>	<b>Project Name</b>	FY 18/19 - Redevelopment/Economic Development
	<b>Target Area</b>	South Elm Ole Asheboro Willow Oaks
	<b>Goals Supported</b>	Promote a Suitable Living Environment Expand Economic Opportunities
	<b>Needs Addressed</b>	Job Growth & Access Quality Living Environments
	<b>Funding</b>	CDBG: \$400,000

	<b>Description</b>	Payments of costs incidental to disposing of real property acquired for mixed use development, development of a sustainable community, and development of the Downtown Greenway.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Development of projects tied to the MLK North Initiative outlined in the Ole Asheboro Redevelopment Plan tied to the development of the Downtown Greenway.</li> <li>• Incidental costs to dispose of real property acquired for development of a sustainable community and mixed use development.</li> <li>• Economic opportunities and suitable living environments for sustainable outcomes.</li> </ul>
5	<b>Project Name</b>	FY 18/19 - Housing Rehabilitation
	<b>Target Area</b>	Phillips Avenue Eastside Park Ole Asheboro Willow Oaks Arlington Park
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	CDBG: \$446,510
	<b>Description</b>	Citywide Housing Rehabilitation Program
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Rehabilitation of single-family owner-occupied units to provide decent affordable housing.
<b>6</b>	<b>Project Name</b>	FY 18/19 - Burlington and Alamance Consortium Activities
	<b>Target Area</b>	Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	HOME: \$420,524
	<b>Description</b>	City of Burlington rehabilitation program, CHDO development, and administration. Alamance County rehabilitation and administration.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eighteen low/moderate income households are estimated to benefit from CHDO construction and rehabilitation activities.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Rehabilitation of single-family owner-occupied units to provide decent affordable housing and new construction for CHDO projects.
<b>7</b>	<b>Project Name</b>	FY 18/19 - Guilford County Consortium Activities
	<b>Target Area</b>	Consortium Area
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	HOME: \$163,078
	<b>Description</b>	Guilford County rehab program, CHDO development, and administration.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Rehabilitation of single-family owner-occupied units to provide decent affordable housing and new construction for CHDO projects.
<b>8</b>	<b>Project Name</b>	FY 18/19 - Section 108 Loan Commitments
	<b>Target Area</b>	South Elm Willow Oaks
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment Expand Economic Opportunities
	<b>Needs Addressed</b>	Housing Affordability & Access Job Growth & Access Quality Living Environments
	<b>Funding</b>	CDBG: \$737,709
	<b>Description</b>	108 loan repayments for Willow Oaks and South Elm.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Planned repayments of Section 108 loans principal and interest.
<b>9</b>	<b>Project Name</b>	FY 18/19 - Homelessness Prevention
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment
	<b>Needs Addressed</b>	Homelessness Services
	<b>Funding</b>	CDBG: \$176,130 ESG: \$177,564
	<b>Description</b>	Citywide homelessness prevention activities.

	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,557 low/moderate income households are estimated to benefit from homeless prevention services.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Shelter and rapid-rehousing services for the homeless.
<b>10</b>	<b>Project Name</b>	FY 18/19 - HOPWA Grant
	<b>Target Area</b>	HOPWA EMSA
	<b>Goals Supported</b>	Promote a Suitable Living Environment
	<b>Needs Addressed</b>	Housing Affordability & Access Homelessness Services
	<b>Funding</b>	HOME: \$419,625
	<b>Description</b>	Tenant-based rental assistance (TBRA) for persons with HIV/AIDS.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Seventy low/moderate income households are estimated to benefit from HOPWA activities.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide Tenant Based Rental Assistance (TBRA) for persons with HIV/AIDS.
<b>11</b>	<b>Project Name</b>	FY 18/19 - Homebuyer Counseling and Education
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase the Supply of Decent Affordable Housing Promote a Suitable Living Environment Expand Economic Opportunities
	<b>Needs Addressed</b>	Housing Affordability & Access Quality Living Environments
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Provides homebuyer education for 40 households.
	<b>Target Date</b>	6/30/2019



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Forty low/moderate income households are estimated to benefit from homebuyer counseling and education activities.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Homebuyer education training.

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

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

All of the geographic areas are either identified target areas within the City of Greensboro, HOME Consortium boundaries, or the eligible metropolitan statistical area (EMSA) for the HOPWA grant program. The City of Greensboro target areas (Eastside Park, Ole Asheboro, South Elm, Willow Oaks, Arlington Park, Heritage House, and Phillips Avenue) have a majority of low-income residents with a high minority concentration (racially concentrated areas of poverty). As existing commitments in City of Greensboro target areas are fulfilled, projects and activities will focus increasingly on high opportunity areas in order to: provide affordable housing that is accessible to job opportunities; increase access to quality public and private facilities and services; and reduce the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons.

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
South Elm	4
Phillips Avenue	
Eastside Park	
Ole Asheboro	2
Willow Oaks	2
Arlington Park	
Heritage House	
Consortium Area	39
HOPWA EMSA	9

**Table 5 - Geographic Distribution**

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

Allocations are invested geographically as a result of redevelopment plan findings and the boundaries

identified in the 2015-2019 Consolidated Plan for the HOME Consortium and HOPWA EMSA. The majority of investments are allocated geographically to remove substandard buildings and encourage rehabilitation of public infrastructure and private property in order to revitalize low income areas.

## **Discussion**

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

## Affordable Housing

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

#### Introduction

Our intended goals and outcomes for affordable housing initiatives include:

- Increase opportunities for choices in housing location, unit type and level of accessibility.
- Continue to ensure that public housing facilities are properly managed and maintained; continue to encourage public housing residents to take active roles in the management and maintenance of the facilities in which they reside.
- Increase housing affordability through a combination of housing assistance and reduction in overall housing related costs through efficiency factors such as: proximity to jobs, transportation, or services; energy efficiency and resource conservation standards; or reduction in housing access barriers.
- Improve the resource-efficiency of both new construction and existing housing stock.
- Create healthier homes and neighborhoods with fewer physical, environmental and social hazards, through an emphasis on prevention measures.
- Decrease barriers to accessing housing and reduce/eliminate discrimination in housing choice.
- Continue to eliminate chronic homelessness and reduce all other forms of homelessness.
- Improve efficiencies in service delivery through enhanced collaboration and partnerships.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	1,264
Non-Homeless	43
Special-Needs	260
Total	1,567

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	130
The Production of New Units	42
Rehab of Existing Units	27
Acquisition of Existing Units	0
Total	199

**Table 7 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The numbers above reflect programmatic goals from the following:

### Burlington and Alamance

Allied Churches, Burlington Development Corporation, Homeowner Rehabilitation Loan, Urgent Repair Program, and HOME Rehabilitation are estimated to assist 86 homeless and two non-homeless households, produce two new units, and rehabilitate 16 existing units.

### Greensboro

American Community Survey data sources have identified over 26,000 renter households in Greensboro as cost burdened, paying more than 30% of their income for housing. The majority of the City's HOME Program allocation will be targeted to multi-family development to help address this lack of available, affordable units. Additional HOME funds targeted to Community Housing Development Organizations will support the development of affordable homeownership units. In all, the production of 40 new units is anticipated in Greensboro. In an effort to improve the existing housing stock, Homeowner Rehabilitation Loan and Emergency Repair is projected to rehabilitate 11 existing units. The City's housing bonds and Nussbaum Affordable Housing Partnership funds will leverage additional new construction and rehabilitation of existing units. Homebuyer counseling, education and financial assistance is available to low and moderate income first-time Greensboro homebuyers. Homebuyer education programs will target 40 new homebuyers.

A Housing First approach is used to combat homelessness while decreasing barriers to obtaining housing. Homelessness Prevention Services and HOPWA are estimated to support 1,178 homeless households (includes a subset of 190 special needs households) and provide rental assistance for 130 households (includes a subset of 70 special needs households).

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

### **Introduction**

#### **GREENSBORO:**

Public housing provides an important housing safety net for vulnerable populations including low and very low income households, the elderly and disabled. The Greensboro Housing Authority assists in meeting the housing needs of the homeless population by providing housing vouchers.

#### **BURLINGTON:**

There are two active Public Housing Authorities (PHAs) operating in Alamance County and the City of Burlington. They are the Burlington Housing Authority and the Graham Housing Authority. These agencies provide rental assistance through traditional public housing as well as the Section 8 housing choice voucher program and the Supportive Housing for the Elderly Program (Section 202).

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

#### **GREENSBORO:**

The Greensboro Housing Authority, (GHA) is continuing its preservation initiative of its affordable housing communities through the implementation of the Rental Assistance Demonstration Program (RAD) from the Department of Housing and Urban Development (HUD). RAD has allowed Public Housing Authorities to convert its Public Housing funding to Project-Based Section 8 funding, thereby converting its Public Housing Program to the Section 8, Project-Based Voucher (PBV) Program. As a result, GHA is seeking to preserve its entire housing portfolio through the modernization and rehabilitation of each community throughout the Greensboro area. The program scope includes moderate to intensive renovations throughout the Agency's properties including the implementation of a master planning and redevelopment program of its oldest community.

GHA is constantly searching for innovative ways to expand the number of affordable housing units in the Greensboro market area through strategic partnerships with key stakeholders within our community. Including GHA's current development of supportive housing units for veterans in conjunction with the North Carolina Housing Finance Agency, the City of Greensboro and a key local veteran service

provider.

#### BURLINGTON:

Burlington Development Corporation, a non-profit affiliate of Burlington Housing Authority, will continue to implement its two grants for supportive housing projects, known as the HOPE and STEPS programs. The HOPE program grant funds are used to place approximately six disabled chronic homeless individuals into housing with supportive services. Using the second grant for the STEPS program, the housing authority will provide vouchers for four homeless families into permanent supportive housing.

To encourage homeownership, Burlington Housing Authority conducts a Family Self-Sufficiency (FSS) Program that supports the residents' efforts to save funds to purchase a home or move into an unsubsidized dwelling. On average, 30 low-income households enroll in this program annually.

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

#### GREENSBORO:

GHA continues to operate a homeownership program for its existing participants. GHA is a HUD approved Housing Counseling Agency that has expanded its capacity by adding additional certified counselors. GHA will continue to serve as a valued resource to current and future homeowners within its programs and other citizen throughout the Greensboro area.

#### BURLINGTON:

The Burlington Housing Authority continues its program efforts to involve residents through resident councils and its Resident Advisory Council, comprised of representation from various complexes. The Burlington Housing Authority expects to continue all youth, entrepreneurship, and senior programs with its capital budget.

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

**provided or other assistance**

N/A

**Discussion**



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

### **Introduction**

#### **GREENSBORO:**

The annual funding toward rapid re-housing, emergency shelter operations and emergency assistance is supported by the current Consolidated Plan. The City of Greensboro is collaborating with the Continuum of Care to reduce homelessness in the jurisdiction. Various segments of the homeless or nearly homeless populations will be served. This may include veterans, children under 18; single men and women; families; mothers with children; men and women in recovery; pregnant and homeless teens and others.

Partners Ending Homelessness is the administrative agent for City of Greensboro homelessness prevention funding. Potential activities for homelessness prevention include: emergency shelter, rapid rehousing, public services, homelessness prevention, and coordinated entry.

#### **BURLINGTON:**

Poverty is a leading cause of homelessness in the Greensboro HOME Consortium, and both homelessness and poverty have become increasingly important issues throughout the Consortium, including the City of Burlington.

Allied Churches of Alamance County is the lead entity behind the new Coordinated Assessment, a standardized assessment required by HUD's CoC interim rule. This assessment will use the Balance of State's Coordinated Assessment Toolkit: among the priorities it sets for the community are increasing exits to housing, reducing returns to homelessness, and decreasing the duration of homelessness. The Coordinated Assessment went in live mode in the summer of 2015 and has been receiving over 30 calls per day to deal with homeless issues. Improvements in the network coordination, providing permanent housing for the chronically homeless, permanent housing for clients dealing with mental health and/or substance abuse issues have started to be implemented through the process.

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

#### **GREENSBORO:**

The City of Greensboro is collaborating with the Continuum of Care (CoC) to address priority needs thereby reducing and ending homelessness. The Guilford County CoC goals align with HUD'S System and

Program Level Measures and Goals of:

1. Ending chronic homelessness
2. Ending homeless among households with children and ending youth homelessness
3. Ending veteran homelessness

High quality supportive services are critical to ensuring that people served are able to move into permanent homes for a long term. Services are coordinated among community partners receiving CoC and ESG funding and are available to those who are homeless or at risk of homelessness. Potential activities for homelessness prevention include: emergency shelter, rapid rehousing, public services, homelessness prevention, and coordinated entry.

**BURLINGTON:**

During the next year, the City's federal funds will continue to support programs to provide decent and safe living environments for the homeless and those at risk of becoming homeless, through funding such activities as emergency shelter operations, coordinated assessment funding, housing rehabilitation, other critical expenses, and rapid re-housing.

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

**GREENSBORO:**

The Guilford County CoC Board approved the policy and procedures of operating a coordinated entry system designed locally in response to the local needs and conditions in October 2017. At this time, the coordinated entry lead agency has not be identified. Once the Guilford County CoC and the CoC Board have identified a coordinated entry lead agency, the lead agency will use a common assessment tool to ensure that all people that are homeless or at risk of homelessness will have fair and equal access, and will be quickly identified, assessed, referred, and connected to housing and homeless assistance based on their needs and strengths. Coordinated entry system will not assess or prioritize for emergency shelter beds; but, emergency shelters will play a vital role of the crisis response system and will be critical to this process. Shelters will communicate immediately and will have low barriers for individuals and families to access to safe shelter.

All CoC, ESG and City of Greensboro funded programs are required to accept homeless person through

coordinated entry system.

**BURLINGTON:**

The City of Burlington will continue to fund the emergency shelter operated by Allied Churches. Specifically, the City started restroom expansions at the emergency shelter in Fiscal Year 2017, and the renovations will be completed in Fiscal Year 2018. The renovations were needed to assist Allied Churches with the increased flow of homeless persons in the emergency shelter.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

**GREENSBORO:**

Once the Guilford County CoC and the CoC Board have identified a coordinated entry lead agency, the lead agency will use a common assessment tool to ensure that all people that are homeless or at risk of homelessness, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth have fair and equal access, and are quickly identified, assessed, referred, and connected to housing and homeless assistance based on their needs and strengths. The Coordinated Entry System will have a work group meeting weekly to review all assessments and will prioritize chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth for housing and services based on the criteria listed in The Guilford County CoC Coordinated Entry Policy and Procedures. Once an individual and family is prioritized for a housing program, they are connected to a case manager. The goal is to place individuals and families in affordable housing units within 30 days and prevent those who were recently homeless from becoming homeless again. This system will shorten the length of time individuals and families experience homelessness.

**BURLINGTON:**

Residential Treatment Services, Burlington Development Corporation, ACAC, and Alamance Housing Committee are all involved in the housing and supportive services needs in each stage of the homelessness assistance process to help homeless persons (including chronically homeless individuals

and families, families with children, veterans, and youth) make the transition to permanent housing and independent living. The City will continue to support initiatives to meet the needs of homeless persons and those at risk of becoming homeless.

Residents remain in the shelters from several days to months depending on their needs. The shelters offer supportive services such as counseling and case management to help the homeless persons make the transition to permanent housing. Through the local continuum of care system, the agencies have cooperative arrangements with human service agencies, educational institutions, Alamance Regional Medical Center, Burlington Police Department, and civic groups to offer various supportive services.

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

GREENSBORO:

Once the Guilford County CoC and the CoC Board have identified a coordinated entry lead agency, the lead agency will educate the social workers of the points of access for coordinated entry within the publicly funded institutions and systems of care. Examples of access points include health care facilities; mental health facilities; foster care and other youth facilities; and corrections programs and institutions. This awareness will ensure that all people who are homeless or at risk of homelessness, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care; or receiving assistance from public or private agencies that address homeless prevention services have fair and equal access, are quickly identified, assessed, referred, and connected to housing and homeless assistance based on their needs and strengths.

The coordinated entry system will have a work group meeting weekly to review all assessments and will prioritize chronically homeless individuals and families; families with children; veterans and their families; and unaccompanied youth for housing and services based on the criteria listed in The Guilford County CoC Coordinated Entry Policy and Procedures. Once an individual and family is prioritized for a housing program, they are connected to a case manager. The goal is to place individuals and families in affordable housing units within 30 days and prevent those who were recently homeless from becoming

homeless again.

**BURLINGTON:**

The existing housing and service providers will continue to address the needs of the homeless and potentially homeless during the program years. Local non-profits, ACAC, and Family Abuse Services, operate emergency shelters and provide supportive services for the homeless. Residential Treatment Services provides emergency or crisis beds and transitional housing for substance abusers or the mentally ill. Piedmont Rescue Mission also offers a permanent supportive housing program.

**Discussion**

The 2018-2019 Annual Action Plan supports the continued direct funding of rapid re-housing, emergency shelter operations, and emergency assistance activities in cooperation with the Cities, Counties, and community partners.

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

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	70
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>70</b>

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

### **Introduction**

The 2014 Analysis of Impediments and Assessment of Fair Housing identified public policies and regulations that influence segregation and integration, concentrations of poverty and disparity of access to community assets.

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

The City directs most funding available for redevelopment area activities toward households that earn incomes below Greensboro's median. The City is committing housing bond funds toward the development of housing units available to median income households in redevelopment areas and community development bond funds toward infrastructure improvements to support development of those housing units.

The City has revised its land use ordinance to allow a reduction in the parking requirements for very small townhouse units in an effort to make such projects feasible for development of affordable housing. The Housing Our Community planning process has looked at best practices across the nation and recommended policy changes in the draft plan. The City is committing housing bond funds toward the development of housing units available to median income households in redevelopment areas as recommended by the Fair Housing Equity Assessment.

### **Discussion**

The entire Consortium is committed to reviewing and resolving these policy barriers.

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

### **Introduction**

A tornado that touched down in Greensboro on April 15, 2018 and the City received a major disaster declaration for North Carolina, freeing an array of federal grants and loans for homeowners, renters, businesses and others affected by the tornado. Disaster relief for those affected by the tornado will come in the way of federal grants and loans from the US Small Business Administration (SBA) and the Federal Emergency Management Agency (FEMA).

The City and a coalition of local agencies formed the Storm Recovery Alliance to coordinate the community's response to the recent tornado and other severe storms. The mission of the SRA is to strengthen public outreach and to prioritize and coordinate services to residents in the Greensboro with the greatest need. The SRA consists of representatives of the City Council, City staff, Guilford County Emergency Management Services and local non-profit agencies, working in the following capacities:

- Direct Assistance, Rehousing and Case Management
- Housing Developers & Home Repair Organizations
- Volunteer Coordination & Community Outreach

The City's HUD funding will be used in conjunction with other local and federal funds to respond to the recovery needs of low- and moderate- income residents.

Greensboro's Citywide Housing Rehabilitation Program will continue to be a source for assisting low-income and elderly homeowners and tenants. The program will also be a source of funding for disaster relief. In preparation for funding changes due to HOPWA modernization, the City will start planning for the projected future increase in funding. The planning process will include Greensboro staff and community partners. The plan will include evaluation of current programs as well as assessing the long-term impact of permanent supportive housing. Greensboro will draft a strategy for and will share with all stakeholders.

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

Overall, allocated funds will help repair homes, improve accessibility, increase energy efficiency and reduce the damage of lead and other environmental hazards. Greensboro also administers a countywide rehabilitation program that benefits underserved eligible households.

The City of Greensboro and the Community Foundation of Greater Greensboro have jointly convened the Housing Our Community Task Force to address the affordability, availability and accessibility of housing. The working committees have considered best practices, set goals for the production and



preservation of affordable units, and identified the services necessary for households to achieve housing stability. The implementation plan identifies the costs and establishes the financing structures to address the goals. The report has been drafted and will be presented to City Council for acceptance.

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

The City of Greensboro will continue to advocate and support other entities that apply for funds to assist special needs populations. Burlington and Alamance County will use the Consortium Housing Rehabilitation Programs to modify dwellings for elderly and disabled residents.

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

The City of Greensboro has been awarded a three year \$2.9 million Lead Based Paint Hazard Control and Healthy Homes Program grant to address hazard identification and remediation in 165 housing units. The grant will assist with providing education, training and outreach on lead hazards through neighborhood and other civic events. Contractors in the City's rehabilitation programs will receive training in lead paint remediation and compliance.

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

The City directs most funding available for redevelopment area activities toward households that earn incomes below Greensboro's median. Neighborhood Development staff members will continue working with residents, agencies and organizations to help these households combat poverty. The City has set priorities and allocated funding to address homelessness, to provide for affordable rental housing rehabilitation/development, and to promote job and business creation and expansion. Job creation funded with CDBG dollars targets persons earning low-moderate incomes. City leaders believe that focusing dollars to develop and expand businesses and to create jobs for low-wealth residents helps fight poverty. Likewise, providing funding to help homeless residents transition to permanent housing is a major piece of Greensboro's anti-poverty strategy. The City has adopted a resolution increasing the minimum wage offered for City employment.

The United Way of Greensboro has commissioned a study focused on the goal of moving families from poverty to self-sufficiency. They have funded programs aimed specifically at addressing the issue of poverty. The United Way launched the first Family Success Center located in the Ole Asheboro/Arlington Park neighborhood, one of the City's CDBG targeted areas. Currently, 100 families are working through the program to develop their own self-sufficiency plans supported by workshops, trainings, and

individual coaching sessions.

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

The Housing Our Community Task Force has considered the gaps in services and production, recommended goals and will work to raise resources necessary to implement the solutions. A cornerstone of the plan is the desire to work collaboratively to leverage the skills, experience and resources of our housing network. Six of the City's key housing providers have co-located in a "Housing Hub" facility, located at 1031 Summit Ave, to offer comprehensive housing education, services and assistance in a collaborative environment. The City is also working with the Greensboro Housing Authority on the Rental Assistance Demonstration conversion of public housing units to project based vouchers and supporting a tax exempt bond funded rehabilitation package for 695 existing units.

Additionally, small scale developers from within target areas will be recruited and trained through a partnership with the Incremental Development Alliance in order to strengthen community participation in development activities.

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

The City, in partnership with the Community Foundation of Greater Greensboro, initiated the Housing Our Community collaborative effort that includes housing and service providers. The initiative has drafted a citywide "Affordable Housing Plan" that will be considered for acceptance by City Council. The City is also working closely with Cone Health Systems and the University of North Carolina - Greensboro's Center for Housing and Community Studies on data research and program development for healthy housing. The City of Greensboro and the Greensboro Housing Coalition will host the 2018 Housing Summit on March 28, focused on the economic benefits of affordable housing.

The Guilford County Continuum of Care (CoC) is the planning body in Guilford County, North Carolina that coordinates the community's policies, strategies, and activities toward ending homelessness of the chronically homeless, homeless individuals and families, families with children, veterans, unaccompanied youth, and person at risk of homelessness. The CoC's work includes gathering and analyzing information in order to determine the local needs of people experiencing homelessness, implementing strategic responses, educating the community on homeless issues, providing advice and input on operations of homeless services, and measuring CoC performance to ensure the orderly,

transparent operations of the CoC governance structure.

## **Discussion**

These other actions complement the activities undertaken under other federally funded programs within the Consortium.

## Program Specific Requirements

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

#### Introduction

This section describes the specific requirements for Community Development Block Grant Program (CDBG) Program, the HOME Investment Partnership Program (HOME) and the Emergency Solutions Grant (ESG).

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

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME)

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

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

as follows:

All forms of investment are included.

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

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

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

“Presumption of Affordability” is a form of resale whereby in certain neighborhoods, housing can be presumed to provide a fair return to an original homebuyer upon sale, to be available and affordable to a reasonable range of low-income homebuyers, and to serve as the primary residence of a low-income family during the period of affordability. In such cases, the PJ does not need to impose resale restrictions because the characteristics of the neighborhood make it probable that these requirements will be met without the imposition of the restrictions. The City will conduct updated market studies on these and any other approved areas as part of the 5 Year Consolidated Plan process.

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

The Resale/Recapture Policy document will be attached to the final draft of Annual Action Plan.

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

The City provides different types of funding for owner occupancy development projects and homebuyer assistance. Funding sources for these activities may be City affordable housing bonds, City Nussbaum Housing Partnership funds (local funds which are set aside for housing activities), or

funds from the federal Department of Housing and Urban Development (HUD) including HOME, Community Development Block Grant or Neighborhood Stabilization Program.

The federal fund sources carry specific requirements and definitions regarding the eligibility of homebuyers, the type of assistance provided to a developer or homebuyer, the length of time that the requirements apply, and the methods for enforcing those requirements. Funds which follow the federal HOME program regulations may either be subject to Recapture Requirements (in which case funds would return to the program) or Resale Requirements (in which case limits would be placed on the resale of the property).

The Resale/Recapture Policy document will be attached to the final draft of Annual Action Plan.

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

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

### **Emergency Solutions Grant (ESG)**

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

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

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

The Guilford County Continuum (CoC) Board approved the policy and procedures of operating a coordinated entry system designed locally in response to the local needs and conditions in October 2017. At this time, the coordinated entry lead agency has not be identified. Once the Guilford

County CoC and the CoC Board has identified a Coordinated Entry Lead Agency, the lead agency will use a common assessment tool to ensure that all people who are homeless or at risk of becoming homeless have fair and equal access, and are quickly identified, assessed, referred, and connected to housing and homeless assistance based on their needs and strengths.

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

The City of Greensboro is collaborating with Partners Ending Homelessness and the CoC in the application and funding process for the ESG grant allocations for sub-awards. Proposed activities are evaluated by a committee to determine the funding allocation and to award funding based on best use of overall monetary resources, priorities, performance and project scoring. The City of Greensboro's funds will be administered by Partners Ending Homelessness. The City of Greensboro will continue to address public service needs in homelessness prevention by allocating the entire ESG grant to homelessness prevention services, and by supplementing the ESG funds with a CDBG allocation and funding from the local Nussbaum Housing Partnership Fund. The City of Greensboro is fortunate to be able to supplement HUD dollars with local funds.

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

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

5. Describe performance standards for evaluating ESG.

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

The State of North Carolina issued a Request for Applications for HIV Patient Management Model Networks of Care asking for regional HIV/AIDS services agencies to align themselves in a services network under one administrative organization for HIV/AIDS pass through funding. Central Carolina Health Network was selected by the state of NC as the administrative organization for the Region 4 network of HIV/AIDS services agencies through fiscal year 2019. It is in the City's interest to maintain the collaborative network model established by the State of North Carolina and utilize Central Carolina Health Network as a unique provider in the network administrator role for the HOPWA funds for fiscal year 2019.