

HUD 5-Year Consolidated Plan & 2020-21 Annual Action Plan

Community Needs & Funding

Introduction

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

Summary of the objectives and outcomes identified in the Plan

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

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

- The City of Greensboro's population is projected to increase to approximately 301,500 by the year 2023.¹
- Based on the 2011-2015 CHAS data for the City of Greensboro, cost burden at 30 percent or greater and 50 percent or greater of household income continues to be the most common housing problem in the jurisdiction, particularly for renters and elderly households.
- As demonstrated in NA-10, 49 percent of renter-occupied households in Greensboro experience at least one of four housing problems.
- Both renter and owner households earning less than 80 percent AMI are impacted by a lack of affordable housing in Greensboro according to 2011-2015 CHAS data in NA-10.
- Based on the latest available Affirmatively Furthering Fair Housing (AFFH) HUD data, 28.8 percent of participants in the Housing Choice Voucher (HCV) program are persons with a disability.

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

- Respondents to the Community Needs Survey ranked community/neighborhood services and infrastructure (streets, sidewalks, parks) as community development priorities behind safe and affordable housing.

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

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- Public safety is a major consideration for 45 percent of respondents when choosing a place to live.
- A significant proportion of respondents (68 percent) think abandoned and foreclosed properties are a critical issue.

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

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

Summary of citizen participation process and consultation process

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

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

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

Community Needs Survey

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

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Public Meeting

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

Focus Groups

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

Housing Needs Survey

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

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FY 2020-2021 HUD Funding

	CDBG	HOME	ESG	HOPWA
<i>HUD Allocation</i>	\$2,260,258	\$1,252,639	\$195,930	\$533,970
<i>Program Income</i>	\$150,000	\$100,000	-	-
TOTAL	\$2,410,258	\$1,352,639	\$195,930	\$533,970

FY 2020-2021 Proposed HUD Fund Uses

Proposed Uses	Fund Source
Affordable Housing Development	HOME
Redevelopment	CDBG
Homebuyer Activities	CDBG, HOME
Citywide Housing Rehabilitation	CDBG
Homelessness Prevention	CDBG, ESG
Planned Section 108 Loan Repayment	CDBG
Public Services (<i>i.e. fair housing</i>)	CDBG
Rental Assistance for Persons with HIV/AIDS	HOPWA
Program Administration	CDBG, HOME