

FY 2023-24

Housing & Neighborhood Development

ANNUAL REPORT



GREENSBORO
Housing & Neighborhood
Development

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Housing Loan Fund Launches \$21 Million in Lending Power

In January 2024, the Greensboro Housing Loan Fund, a public-private partnership for attainable housing, officially opened for business.

The targeted \$32.5 million loan program, for which \$21 million had been raised as of January, is aimed at for-profit and nonprofit developers of local, multi-family housing. The program’s goal is to increase the inventory of attainable housing in Greensboro through new development and repair and rehabilitation of existing housing.

The program is a partnership of the City of Greensboro, ICAP Institute Capital, Self-Help Ventures Fund, and the Community Foundation of Greater Greensboro.

“With the recent huge economic development victories with companies like Toyota and Boom, we must expand with urgency our city’s housing inventory to meet the needs of today’s citizens and tomorrow’s workforce,” says Walker Sanders, president of the Community Foundation. “We’re calling on housing developers, big and small, local and outside the region, to tap into this loan fund for substantial projects that grow their bottom line and address our housing crisis.”

To qualify, borrowers must have recent, relevant attainable housing development experience, and their planned development must be located within Greensboro’s city limits. Loan funds may be used for acquisition or refinance and, if needed, rehabilitation of existing attainable housing. This is not a home loan or rental subsidy program.

The housing loan fund was a goal in the City’s 10-year housing plan, Housing GSO, adopted in 2020. The project is funded, in part, with \$5 million of voter-approved housing bonds. The Community Foundation continues to secure support through private philanthropy. If you are interested in investing in the fund, please contact Sanders at wsanders@cfgg.org.

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City Takes Steps to Form Community Land Trust

In January, a City-hired consultant presented a business plan and framework for a Greensboro Community Land Trust (CLT) to help protect housing affordability and access.

CLTs are nonprofit organizations that create affordable homeownership opportunities by reducing the cost to acquire a home. They are community-based land stewards. Housing and Neighborhood Development has been working for the past year to educate the community about this option and assess whether there was support in the community to do this work.

Consultant Jason Webb, of Grounded Solutions Network, presented the program framework for a local CLT after working with an advisory committee and City staff. The CLT would be focused on active redevelopment areas and neighborhoods identified for reinvestment by the Housing GSO plan -- Kings Forest, Mill District, Dudley Heights, Random Woods, Glenwood, Eastside Park, Ole Asheboro, and Willow Oaks. Development opportunities outside the reinvestment and redevelopment areas would be evaluated on a case-by-case basis.

The City held eight community meetings to continue to get feedback on the concept. The next phase of the program will be to work with the Grounded Solutions Network to create the technical program design, launch plan and other support needs.

Learn more at www.greensboro-nc.gov/CLT.

Greensboro CLT Advisory Committee

Xiadani Avila

Phil Barnhill

Sohnie Black

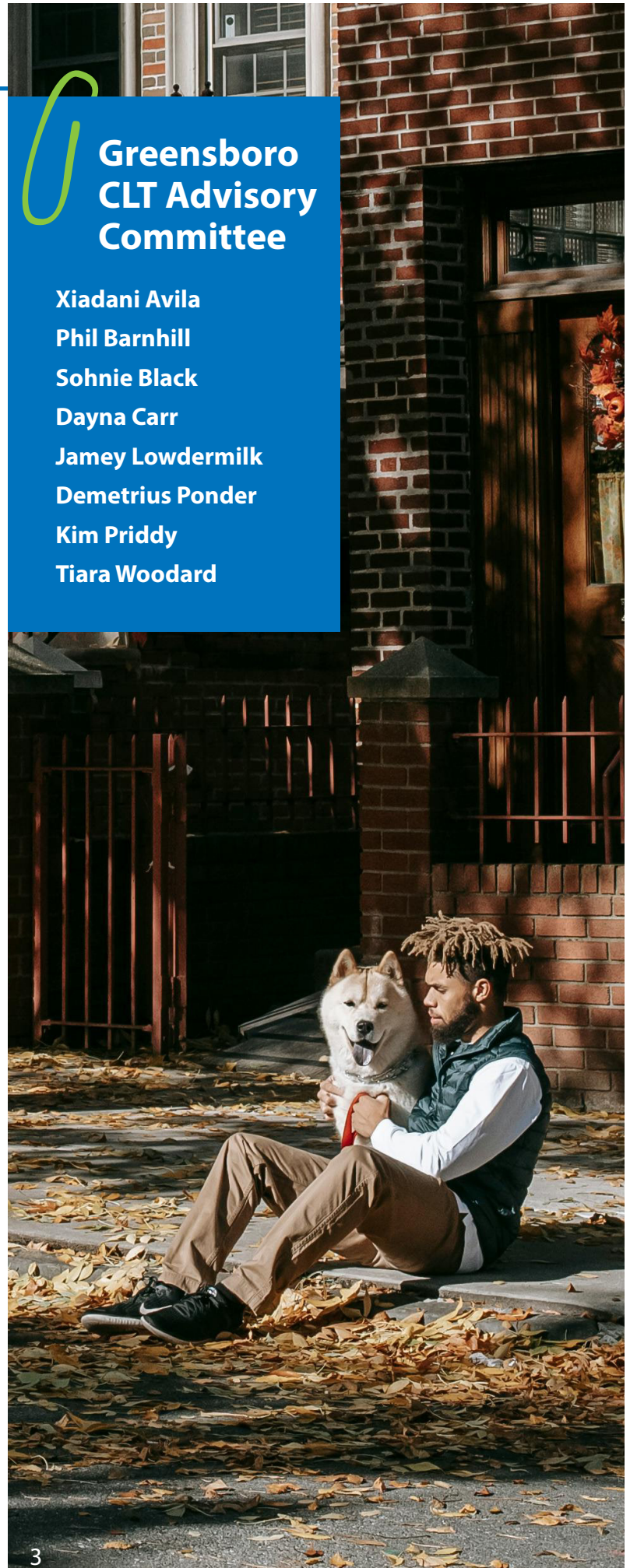
Dayna Carr

Jamey Lowdermilk

Demetrius Ponder

Kim Priddy

Tiara Woodard



BY THE
Numbers

64

HOMEBUYERS
ASSISTED

111

AFFORDABLE
HOUSING
UNITS IN
PREDEVELOPMENT

198

LOW-INCOME
HOUSEHOLDS
RECEIVED TAX
ASSISTANCE

407

UNITS UNDER
CONSTRUCTION OR
REHABILITATION

423

RESIDENTS
RECEIVED
HOMEBUYER
EDUCATION



Supporting People Experiencing Homelessness

It is said things happen for a reason and life-long Greensboro resident Brittany Lynch can attest to that. While working for an organization at the Greensboro Housing Hub last year and saving money to buy her own home, she met a woman who took classes with Hub tenant Housing Consultants Group (HCG), a City of Greensboro contractor.

HCG provides comprehensive homeownership services for the City such as:

- Homeownership education and outreach
- Homeownership counseling
- First-time homebuyer financial assistance.

These services fall under the umbrella of Housing and Neighborhood Development's Housing Connect GSO program, which empowers people to make informed choices when buying a home and helps them live in that home comfortably for years to come.

"I had been working on saving for a home, but I was nervous about it all," Lynch said. She enrolled in the agency's first-time homebuyer class and earned a certificate of completion.

Lynch is now armed with more information about budget management, homeowner insurance, mortgage financing, home maintenance and other rites of passage for homeownership.

"My ducks are lined up in a row and my credit scores are good," she said. "Window shopping" for potential homes is now in high gear.

Lynch's nine-year-old son says he wants a backyard for him and his dog to play – and maybe a trampoline too. His mom says she wants three bedrooms and two bathrooms with room for family to park when visiting.

"I'm ready to have my own space and to have something to leave to my son someday," Lynch said. "As they say, now it's all gas and no grass."

For more info, call HCG at 336-553-0946, ext. 201.



Lynch and other residents visit a Homeownership Month event June 2024 to learn about the resources at the Housing Hub.



Opening Fall 2024

Townsend Trace
2571 Sixteenth St.

City Funding: \$3.55 million in voter-approved housing bonds

Total Project Cost: \$31.7 million

- Construction 99 percent complete
- 180 Units
- 1-3 Bedrooms

Projected Rent: \$320-\$995
919-501-5440

City-Funded Affordable Housing Complexes Under Development



Lofts at Elmsley Crossing 506 Kallamdale Rd.

City Funding: \$2.25 million in federal funds and voter-approved housing bond

Total Project Cost: \$17 million

- Construction completed July 2024
- 84 Units
- 1-3 Bedrooms

Projected Rent: \$370-\$1,117

Fully Leased • 336-544-2300



Yanceyville Place 2005 Mitchell Ave.

City Funding: \$920,000 federal funds

Total Project Cost: \$13.5 million

- Construction 68 percent complete
- 84 Units
- 1-3 Bedrooms

Projected Rent: \$335-\$895

919-755-9155



Southwoods Apartments 2307 Columbus St.

City Funding: \$2.1 million in City's allocated federal COVID relief funds

Total Project Cost: \$7.3 million

- Construction 64 percent complete
- 59 Studio apartments rehabilitated

Projected Rent: \$485

336-708-3203



Finding a Home with the Rapid Re-Housing Program

Mr. Smith was sleeping in his car in 2023 when he reached out for help from the Interactive Resource Center, one of many nonprofits funded by the City to support those experiencing homelessness under the Rapid Re-Housing Program.

Mr. Smith told the IRC staff the death of his mother when he was 18 led him down a difficult path, resulting in a series of misguided decisions. He moved to Greensboro in 2021 with the hopes of making a fresh start. He had always been a very talented artist and built up a clientele as a tattoo artist. He has also maintained employment and obtained his HVAC certification.

Unfortunately having a criminal background and no rental history proved to be major barriers to finding housing. Since being connected to the

Rapid Re-Housing Program, he has had stable housing for the first time as an adult. The City provided \$180,539 to the IRC in Fiscal Year 23-24 to support this program.

Mr. Smith continues to make progress toward self-sufficiency and has received support from the IRC to reach his goals. According to the IRC staff, he is taking care of his physical and mental health and consistently pays bills that are not covered under the program.

He is currently working on an art piece that will be displayed in the IRC Rapid Re-Housing office and plans to be involved in upcoming community art events.

Call Coordinated Entry at 336-553-2716 and IRC at 336-332-0824.

BY THE Numbers

11,720

PEOPLE PROVIDED SERVICES

972

PEOPLE PROVIDED SHELTER

183

HOUSEHOLDS RECEIVED RENTAL ASSISTANCE

116

PEOPLE MOVED INTO HOUSING

100

EMERGENCY SHELTER BEDS PRESERVED

87

PEOPLE USED SAFE PARKING LOCATION

Making Houses Safe and Warm Through Community Partnerships

Ms. J., a longtime-resident of Benbow Park, found herself facing seemingly insurmountable problems involving her home. Although it had served her well for decades, the 1955-era, 1,400-square-foot home had been slowly succumbing to the effects of age and deferred maintenance.

As a retired senior living on a fixed income, Ms. J. was not able to afford repairs and improvements. She lived in fear that she would be forced to give up her home. With information from the City of Greensboro, she reached out to the nonprofit Community Housing Solutions to see if they could help her save her home.

With funds from Greensboro's Home Repair GSO Program and private donations, CHS's team of volunteers and licensed professionals installed a new roof and repaired water-damaged floors, walls and ceilings. They also install handicapped accessible fixtures in the bathroom and replaced the hot water heater, kitchen countertops, and a damaged window.

Ms. J. was able stay in her home with an improved quality of life.

The Home Repair GSO Program has leveraged community resources to repair critical systems in dozens of homes over the last year in partnership with nonprofits and businesses. For instance, another partner, Duke Energy's High Energy Usage Assistance program, collaborated with the City for free energy upgrades and weatherization services to more than 85 households in the Greensboro area. Through such efforts, the City and its community partners are able to help seniors and families maintain a quality living environment while retaining ownership of their homes.

For more information about Duke Energy's High Energy Usage Assistance program, call 877-403-0384 or visit www.duke-energy.com/HEUP.



Neighborhood Toolbox Program Receives New Items

The City's partnership with Lowe's has continued with an infusion of new and different tools and equipment Greensboro residents can borrow free of charge. As Fiscal Year 2023-24 came to an end, the Neighborhood Toolbox team picked up \$6,000 worth of items.

To borrow items for your home projects, you must live within Greensboro city limits, and show residency and a copy of an NC Driver's License or other government-issued photo ID. Visit www.greensboro-nc.gov/Toolbox to browse the tool list. Then, fill out and submit an online lending request form to participate. Pickups and returns of tools and equipment take place at the Greensboro Sportsplex parking lot Mondays, Tuesdays, and Wednesdays.



2,865

NUISANCE CASES BROUGHT
INTO COMPLIANCE

1,336

VEHICLE CASES RESOLVED

916

DWELLINGS BROUGHT
INTO COMPLIANCE

329

APPLICATIONS FOR TOOL LOANS
UNDER TOOLBOX PROGRAM

87

HOMES MADE LEAD-SAFE

City Hosts Code Academy

The Code Compliance Division hosted a "Code Academy" in November 2023 and May 2024 to educate city residents about what inspectors are and are not responsible for.

The Code Academy covered the City's housing and nuisance codes, and how infractions are addressed for each. Local ordinances and codes are design to protect the health and safety of the community. Code Compliance handles approximately 6,000 cases and 25,000-30,000 inspections per year.



GREENSBORO

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